Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2026-00381

PROPERTY INFORMATION

ADDRESS(ES): 3418, 3422 and 3426 John R

HISTORIC DISTRICT: Brush Park

SCOPE OF WORK: (Check ALL that apply)

- [x] Windows/ Doors
- [x] Walls/ Siding
- [x] Painting
- [x] Roof/Gutters/ Chimney
- [x] Porch/Deck/Balcony
- [ ] Other
- [ ] Demolition
- [ ] Signage
- [ ] New Building
- [x] Addition
- [x] Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:
Exterior and interior renovation of three attached townhouses. Replacement of roof cornice and parapet wall based on historic photographs. Replacement of exterior doors and windows. Replacement of the roof and addition of roof access structure and patio. New rear addition with garage and balconies above. Interior complete renovation including mechanical, electrical and plumbing. Site improvements.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Steven Flum RA	**COMPANY NAME:** Steven C. Flum, Inc.		
ADDRESS: 3105 Holbrook, Holbrook	**CITY:** HAMTRAMCK	**STATE:** MI	**ZIP:** 48212
PHONE: +1 (313) 831-2844	**EMAIL:** SFLUM@STEVENCFLUM.COM		

I AGREE TO AND AFFIRM THE FOLLOWING:

- [x] I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- [x] I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- [x] I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.
- [x] As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

Signed by:
Steven Flum RA
01E13EE84B08483...
SIGNATURE

07/20/2026
DATE

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NOTE: Based on the scope of work, additional documentation may be required. See www/detroitmi.gov/hdc **for scope-specific requirements.**

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:
(only applicable if you've already applied for permits through ePLANS) N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION
Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

2. PHOTOGRAPHS
Help us understand your project. Please attach photographs of all areas where work is proposed.

3. DESCRIPTION OF PROJECT
In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

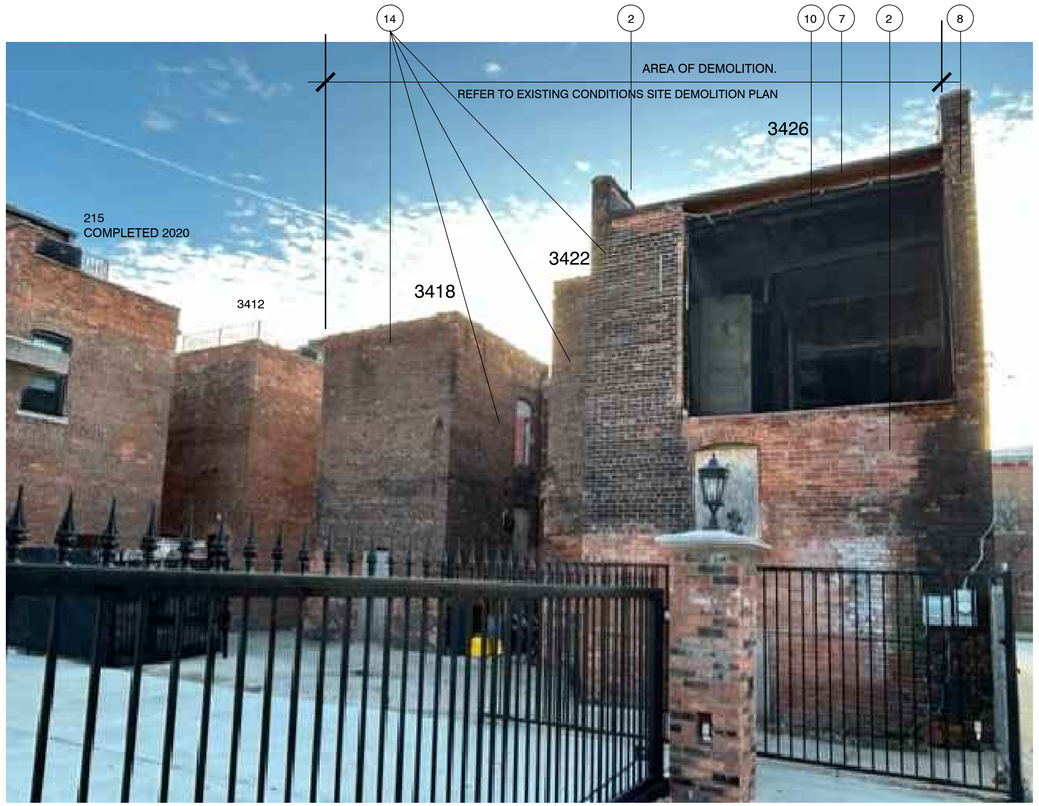
4. DETAILED SCOPE OF WORK
In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

5. BROCHURES/CUT SHEETS
Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

6. WINDOWS/DOORS *Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)*	
8. SITE IMPROVEMENTS *If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.*	

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3 A2-0 EAST ELEVATION- REAR
NO SCALE



2 A2-0 3426 JOHN R- NORTH ALLEY ELEVATION
NO SCALE

KEYED NOTES

Facade Demolition Scope

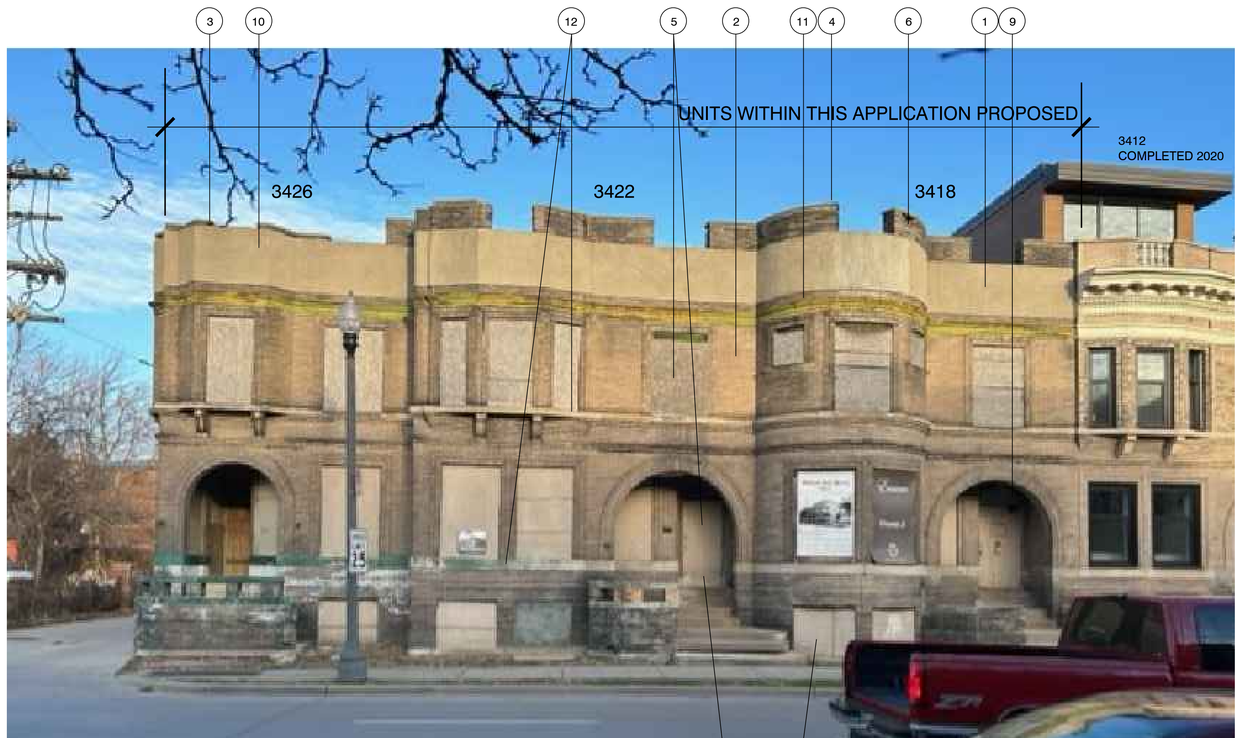
NOTE:

THIS SHEET DENOTES THE OVERALL FACADE (EXISTING) INVOLVING PROPOSED SCOPE OF WORK. SPECIFIC ELEVATIONS NEW WORK ARE INCLUDED WITHIN PRELIMINARY REVIEW SET.

1. EXISTING PLASTER BAND TO REMOVE. MASONRY BACKING TO BE REBUILT AND STABILIZED. NEW FASCIA TO REPLACE THIS LOCATION TO MATCH FACADE ADJACENT (3412 JOHN R) COMPLETED.
2. CLEAN ALL EXISTING MASONRY BY LOW PRESSURE POWERWASHING AND TUCKPOINT BY PROFESSIONAL MASONRY CONTRACTOR. MORTAR STYLE/PROFILE AND COLOR TO MATCH BODY (ORIGINAL) ON ALL ELEVATIONS OF WORK, FOLLOWING CLEAN.
3. EXISTING MASONRY PARAPET KNEEWALL TO BE REBUILT WITH EXISTING MASONRY WHERE ABLE. INSTALL NEW TO MATCH WHERE IRREPAIRABLE DUE TO FIRE DAMAGE.
4. EXISTING STONE PARAPET CAP TO REMOVE AND REPLACE WITH NEW stone, TO MATCH FACADE ADJACENT (3412 JOHN R) COMPLETED.
5. EXISTING DOOR AND WINDOWS/FRAMES TO REMOVE FROM MASONRY OPENING (MO). OPENINGS TO REMAIN ALONG STREETSCAPES. EXISTING STEEL LINTELS TO RETAIN.
6. ALL LOOSE AND FAILED MASONRY DEBRIS TO BE REMOVED AND STORED IN SECURED LOCATION FOR REUSE AND RECONSTRUCTION.
7. EXISTING WOOD FRAMING IN PLACE TO REMOVE ENTIRELY THIS AREA. BRACE AND ASSESS STRUCTURAL INTEGRITY OF EXISTING MASONRY SURROUNDING. PROVIDE TEMPORARY ENCLOSURE AND SUPPORT IN PREPARATION FOR NEW CONSTRUCTION HERE.
8. EXISTING CLAY COPING ATOP UNIT SEPERATION WALLS AND ALLEY WALL/FACADE TO REMOVE. REPLACE WITH NEW COPING ATOP WHERE EXPOSED.
10. NEW WOOD FLOOR AND ROOF FRAMING TO INSTALL (TYPICAL AT 3 TOWNHOME UNITS FOR STRUCTURAL STABILIZATION).
11. EXISTING METAL BAND TO REFURBISH TO MATCH ADJACENT COMPLETED (RESTORATION 2020).
12. EXISTING STONE BANDING TO POWERWASH WITH LOW PSI AND NON-ABRASIVE WASH. PROVIDE TEST SAMPLE SITE FOR ARCHITECT APPROVAL, PRIOR TO IMPLEMENTATION. FINISH APPEARANCE TO MATCH ADJACENTJOHN R REHABILITATION IN COLOR, MORTAR AND MATERIAL.
13. WOODEN BAY STRUCTURE EXISTING TO BE REMOVED TO EXPOSE BRICK MASONRY OPENING. REFER TO PROPOSED SHEET A2-3.
14. EXISTING BRICK MASONRY WALLS DESIGNATED TO BE DEMOLISHED TO TOP OF FOUNDATION FOOTING EXISTING (RETAINED) WITH CARE WITHIN LIMITED LOCATIONS. RETAIN BRICK UNITS FOR RE-USE IN INFILL LOCATIONS PER PROPOSED WORK.



4 A2-0 NORTHWEST ELEVATION- 2026
NO SCALE
AT INTERSECTION OF JOHN R AT ERSKINE STREETS



1 A2-0 WEST ELEVATION- OVERALL FACADE JOHN R STREET
NO SCALE

PATTERSON TERRACE TOWNHOMES
ENCORE
JOHN R AT ERSKINE AVE.
3418, 3422 & 3426 JOHN R,
DETROIT
MICHIGAN

STEVEN C. FLUM, INC.
architecture•urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

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REV.	DESCRIPTION	DATE
	CITY PPR REVIEW	10.15.2024
	3 TOWNHOME REVIEW	05.13.2026

c:\FlumNew\1436\Elevs.dwg

TOWNHOME:

REHABILITATION OVERALL

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS- OVERALL DEVELOPMENT EXISTING CONDITIONS

DRAWN:	CHECKED:
LAP	SCF

SCALE: NO SCALE

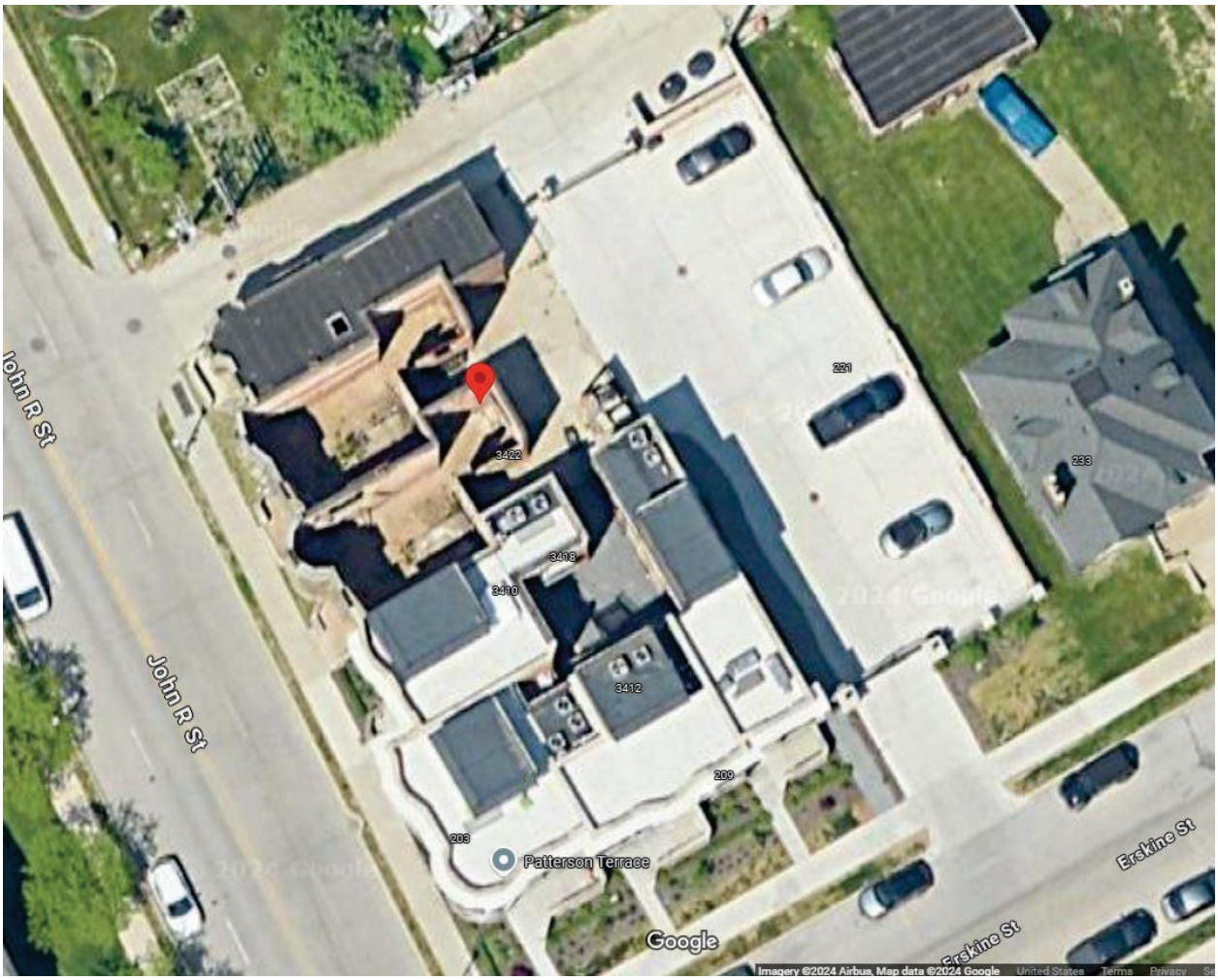
DATE: 13 MAY 2026

JOB NO	SHEET NO
1626	A2-0

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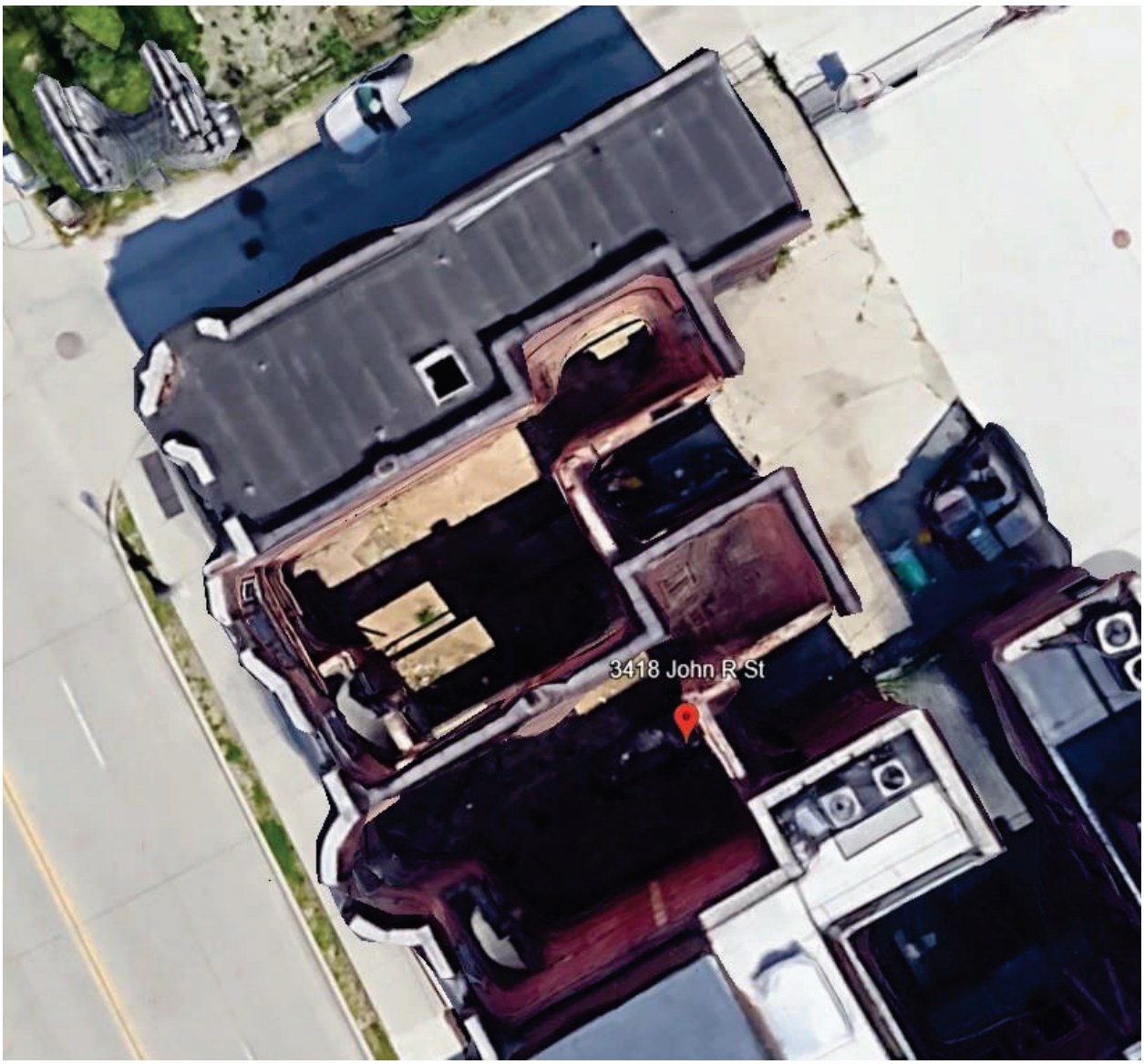
1 DESCRIPTION OF EXISTING CONDITIONS

The aerial picture shows phase one that has been completed and three units to the north that are part of the current phase. The parking lot and access gates were installed as part of the first phase.



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The enlarged aerial photograph shows the three units that have been fire damaged. The front facade is still present because of perpendicular masonry walls that provide lateral support.



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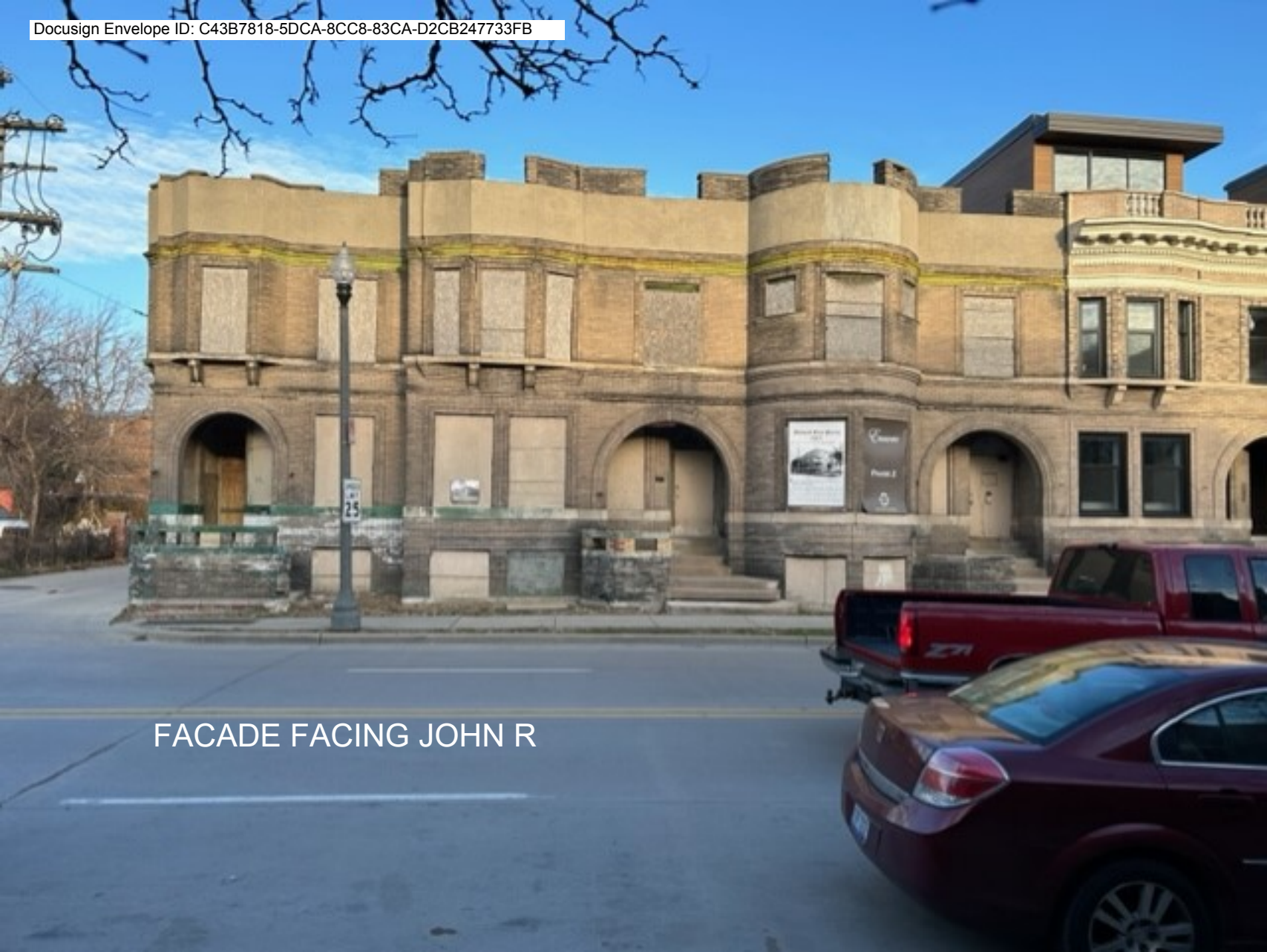
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FACADE FACING JOHN R

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ALLEY ELEVATION AT
CORNER OF JOHN R

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ALLEY ELEVATION

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REAR ELEVATION FACING EAST

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REAR ELEVATION FACING NORTH

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Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB



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FRONT ENTRY 3426 JOHN R

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BACK OF FRONT FACADE 3418 JOHN R
DOOR TO THE RIGHT IS 3422 JOHN R

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3418 JOHN R LOOKING AT THE TENANT WALL OF FIRST PHASE AND ROOF TOP ADDITION

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July 20, 2026

STEVEN C. FLUM, INC.
architecture • urban planning

City of Detroit
Historic District Commission and Staff
Coleman A Young Municipal Center 8th Floor, Suite 808
2 Woodward Avenue, Detroit 48226

Subject: Historic Commission Review
Project: **New Townhome Adaptive Re-use Building- 3 Units**
Location: 3418/3422/3426 John R Street, *Brush Park Historic District*
Detroit, MI 48202
Zoning: *PD-H* Planned Development Historic

CONCEPT STATEMENT|
The intent is to complete this stately townhome development with a cohesive, attractive façade that respects its historic character while incorporating modern interior amenities. The developer plans to proceed with the remaining vacant John R properties as originally envisioned. Feedback from the earlier phases, including the density they provide, identified a need for housing better suited to families.



3105 Holbrook Street Hamtramck, Michigan 48212
phone: 313.831.2844 email: lperlick@stevencflum.com

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PROJECT NARRATIVE|

The Patterson Terrace Townhomes is an existing historic residential building in the Brush Park Historic District. As existing, the attached townhomes are located at the intersection of John R and Erskine streets (Northeast corner), containing 7 dwellings each upon their own individual parcel. All townhomes contain 2.5 stories, with a flat roof and parapet perimeter. Entry stoops in front of both streetscapes.

Completed in 2020, (4) four of the 7 townhomes (Erskine façade) have been rehabilitated into stacked duplexes and (1) multi-family 3-unit residential (Phase 1). A secured parking lot supporting this development adjacent to John R, contains 11 spaces existing. Unit rooftop additions accessing roof decks were constructed within a later phase.

This proposed development includes three townhome parcels *3418 John R, 3422 John R, and 3426 John R*. Two parcels are owned by the developer, and the third parcel being transferred by the Detroit Land Bank Authority.

The John R development proposal consists of a 4-story townhome structure with three single-family units and enclosed resident parking.

Building Program

- Three single-family units located on 4 floors total
- Enclosed resident parking with 1-car private garages accessible from the secured parking lot existing
- Three on-grade parking spaces at the rear east elevation of the townhomes
- Each unit will contain two bedrooms and two bathrooms

Historic Rehabilitation and Addition

- The historic façades of the three existing townhomes will be rehabilitated to match the adjacent 2020 restoration along John R Avenue
- This phase includes a new 4-story addition across the combined parcels at the east parking-façade side, with one (1) new story added above the existing townhome roof level
- The rear addition of 3rd and 4th floor levels will provide rooftop access to private terraces.
- The new east elevation addition will be set back 20’-0” from the lot line to allow on-grade parking

Please refer to the ***Project Scope of Work*** on the Overall Development Site Plan drawing for specific work items.

EXISTING USE: RESIDENTIAL TOWNHOUSE
CONSTRUCTION TYPE: II B
BUILDING CODE: 2015 MICHIGAN RESIDENTIAL CODE

29'-7"" BUILDING HEIGHT PROPOSED AT REAR ADDTION

BUILDING DATA:

1,434 GSF	3418 JOHN R
1,594 GSF	3422 JOHN R
1,570 GSF	3426 JOHN R
4,598 GSF TOTAL	

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6. WINDOWS / DOORS

See Brochures / Cut Sheets Section for details information

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7. SITE IMPROVEMENTS

See Detailed Scope Of Work Section for the Architectural Site Plan

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Brush Park Historic District Elements of Design

(1) Height. Height varies in the district from one (1) to eleven (11) stories. In the area between Woodward and Brush, the original development was almost exclusively two and one-half (21/2) story houses. Later changes included the construction of apartment buildings among the houses, the majority of which are three (3) stories in height. The tallest building, the former Detroiter Hotel, is located on Woodward Avenue in the commercial strip. All other buildings more than four (4) stories in height are located between Woodward and John R., and generally on or immediately adjacent to buildings on those streets. East of Brush, the original development ranged from one (1) to two and one-half (21/2) stories. Later redevelopment includes apartment buildings not more than four (4) stories tall, most often located on Brush. In the case of the nineteenth century houses located between Woodward and Brush, the two and one-half (21/2) story height implies more height in feet than usual, since ceiling heights in these houses are unusually high. **The height of the existing front facade will remain at 31 feet and the new rear addition will be 39'-7"**

(2) Proportion of building's front facade. Buildings in the district are usually taller than wide; horizontal proportions exist only in incompatible later buildings, except for row house buildings. **The existing row house front facade retains a wider than tall proportions**

(3) Proportion of openings within the facade. Areas of void generally constitute between fifteen (15) percent and thirty-five (35) percent of the total facade area, excluding roof. Proportions of the openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider than tall. **The of openings within the facade retains its original proportions, with openings being taller than wide**

(4) Rhythm of solids to voids in front facade. Victorian structures in the district often display great freedom in the placement of openings in the facades, although older examples are generally more regular in such placement than later examples. In later apartments, openings tend to be very regular. **The rhythm of solids to voids in the front faces are regular**

(5) Rhythm of spacing of buildings on streets. The area between Woodward and Brush appears to have been developed in a very regular spacing, with fifty (50) foot lots. This regularity has been disrupted by the demolition of many of the

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houses, and the vacant land resulting, as well as the occasional combination of lots for larger structures, particularly close to Woodward. East of Brush, smaller lots were used in subdividing, but many buildings stand on more land than one lot, and the parcel sizes are now quite irregular, as is the placement of buildings. **The overall parcel is large with original row house units on separate individual lots.**

(6) Rhythm of entrance and/or porch projections. Most buildings have or had a porch or entrance projection. The variety inherent in Victorian design precludes the establishment of any absolute rhythm, but such projections were often centered. On Woodward, the commercial nature of most buildings and the widening of Woodward has effectively eliminated such projections. **The rowhouses do have a rhythm of entrances and stoop projections.**

(7) Relationship of materials. By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common. **The original facade materials consisted of brick, stone, and wood cornice. The wood cornice was removed. Phase one replicated a new polyurethane cornice based on historic pictures.**

(8) Relationship of textures. The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim. Slate, wood, or tile roofs contribute particular textural values where they exist, especially in the case of slates or shingles of other than rectangular shape. **Existing brick does have a low relief pattern of mortar joints that contrast to the smoother stone trim.**

(9) Relationship of colors. Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate. Original color schemes for any given building may be determined by professional analysis of the paint layers on the building, and when so determined are always appropriate for that building. **The front facade white cornice compliments the cream brick and stone. The black window frame and sash color is a strong contract to the rest of the facade colors.**

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(10) Relationship of architectural detail. On the buildings of the Victorian period, elaborate detail in wood, stone, or sheet metal was common; areas treated include porches, window and door surrounds, cornices, dormers, and other areas. Later buildings are generally simpler, but include less elaborate detail in similar areas. **Architectural details include cornices, parapet and entry stoop archways and doors.**

(11) Relationship of roof shapes. Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. Different types are sometimes combined in a single structure, and tower roofs, cupolas, lanterns, belvideres, monitors, conical roofs are used on various Victorian houses. Flat roof areas in the center of hip or mansard roofs are frequent. Later apartment and commercial buildings generally have flat roofs not visible from the ground. The generally tall roofs add height to the houses of the Victorian period. **The building has a flat roof.**

(12) Walls of continuity. Between Woodward and Brush, the houses originally honored common setbacks which provided for front lawns. Some of the later apartments have not been set back to the same line as the houses amongst which they were built, thus disturbing the original line of continuity. On Woodward, the commercial development is typically at the sidewalk, creating a wall of continuity; this is not entirely continuous due to parking lots and some buildings set well back. On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created. **The existing John R frontage does maintain continuity with other building on John R. Very narrow front yard setback on John R and a modest front yard setback on Erskine Street.**

(13) Relationship of significant landscape features and surface treatments. The major landscape feature of the district is the vacant land, which creates a feeling that buildings are missing in the district. Some houses have more than the standard fifty (50) foot lot, and have wide side yards. Individual houses have front lawns often subdivided by walks leading to the entrance; lawns are exceedingly shallow or non-existent in the area between Beaubien and Brush. Side drives are rare, access to garages or coach houses being from the alleys. The closing of Watson and Edmund Place between John R. and Brush has created landscaped malls uncharacteristic to the district. Some walks of stone slabs have survived; others have been replaced in concrete. Sidewalks are characteristically close to the

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curb. **No significant landscape feature is being proposed along the narrow front yard setback of John R. The added landscaping will complement the hard surfaces of the concrete sidewalks and stoops.**

(14) Relationship of open space to structures. There is a large quantity of open space in the area, due to demolition of buildings. The character of this open space is haphazard as it relates to buildings, and indicates the unplanned nature of demolitions due to decline. The feeling created is that buildings are missing and should be present. On Watson and Edmund between John R. and Brush, the streets have been removed and replaced with landscaped malls. The traditional relationship of houses to street has thus become a relationship between houses and landscaped strip open space. **There is a minor open space in front of the units in phase 1 along Erskine Street and a large open space created for the parking lot to the west of the building.**

(15) Scale of facades and facade elements. In the large houses between John R. and Brush, the scale tends to be large, and the facade elements scaled and disposed to emphasize the large size of the houses. Towers, setbacks, porches and the like divide facades into large elements. On Woodward, the scale ranges from very large, and emphasized by many small window openings, as in the former Detroiter Hotel, and very large, made up of large architectonic elements, such as the churches, down to quite small, with large windows emphasizing the small size, as in some commercial fronts. East of Brush, the scale is smaller and the detail less elaborate, creating a more intimate setting with the buildings closer to the street. Later apartments are large in scale with simple but large elements near the ground and repetitive window openings above, frequently capped by a substantial cornice. **The overall building of row houses presented a large facade when viewed from the street corner. The corner has a round tower architectural feature that helps flow the horizontal direction along with the other facade elements.**

(16) Directional expression of front facades. A substantial majority of the buildings in the district have front facades vertically expressed. Exceptions are some commercial buildings on Woodward, row houses on JohnR. or Brush, and some duplexes or row houses east of Brush. **The front faces have a horizontal directional expression.**

(17) Rhythm of building setbacks. Buildings on the north-south streets generally have little or no setback, while older houses on the east-west streets between

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Woodward and Brush have some setback, which varies from street to street, though generally consistent in any one block. Later apartments and commercial structures in that area often ignore the previously established setback. Between Brush and Beaubien, setback is generally very limited, only a few feet, if any, lawn space being provided between sidewalk and building. **The John R facade has a small front yard setback and the Erskine Street facade has a modest front yard setback. Both in rhythm with other structures on their streets.**

(18) Relationship of lot coverage. Older single-family houses between Woodward and Brush generally occupy about twenty-five (25) to thirty (30) percent of the building lot, not including coach houses or garages. Later apartments and commercial buildings often fill a much higher percentage of the lot, sometimes approaching or reaching complete lot coverage. Between Brush and Beaubien, lot coverage for residential structures is generally about forty (40) percent, with commercial and later apartment buildings again occupying a larger percentage of their lots. **The building has a larger lot coverage, approximately 84%.**

(19) Degree of complexity with the facades. The older houses in the district are generally characterized by a high degree of complexity within the facades, with bay windows, towers, porches, window and door hoods, elaborate cornices, and other devices used to decorate the buildings. Newer houses in the northern end of the district and older houses in the southern end tend to be somewhat simpler than high Victorian structures between them; later apartments and commercial buildings tend to more classical decorative elements of a simpler kind. **The building facade does reflect the high degree of complexity, with bay windows, tower features, large archway at the entrances, elaborate cornices and decorated parapet walls.**

(20) Orientation, vistas, overviews. Houses are generally oriented to the east-west streets, while apartments and commercial structures are more often oriented to the north-south streets. The construction of the Fisher Freeway has created an artificial public view of the rear yards on Winder between Woodward and Brush. The vacant land in the area, largely the result of demolition, creates long-distance views and views of individual buildings from unusual angles which are foreign to the character of the neighborhood as an intensely developed urban area. Garages and coach houses are located in the rear of residential properties, and are generally oriented to the alley. **The building orientation is both west and south.**

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(21) Symmetric or asymmetric appearance. In the Victorian structures, examples of both symmetric and asymmetric design occur; symmetry is more characteristic of the earlier houses, while the high Victorian examples are more likely to assemble elements in a romantic, asymmetric composition. Later houses to the north are more often symmetrical, especially when derived from classical precedent. Asymmetrical but balanced compositions are common. Later apartments are generally symmetrical. **The building overall has an asymmetrical apperance.**

(22) General environmental character. The environmental character is of an old urban neighborhood which has undergone, and is undergoing, considerable change. The original development, reflected in the Victorian period houses, has been altered by the provision of more intensive residential development in the early twentieth century, the change in character of Woodward from residential to commercial at about the same time, and a long period of decline. (Ord. No. 369-H, ' 1, 1-23-80)

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4. DETAILED SCOPE OF WORK

Existing Front Facade and Stoops

1. Clean and tuckpoint existing masonry and stone
2. Remove existing plaster band for new cornice.
3. Install new cornices matching the first phase.
4. Remove and rebuild brick parapet and stone parapet cap
5. Install new stone balustrades
6. Install new windows replacing existing deteriorated windows
7. Install new front entry doors
8. Clean and tuckpoint stoop wall
9. Replace stoop paving and steps
10. Install new landscaping in front of each stoop

Alley Facade

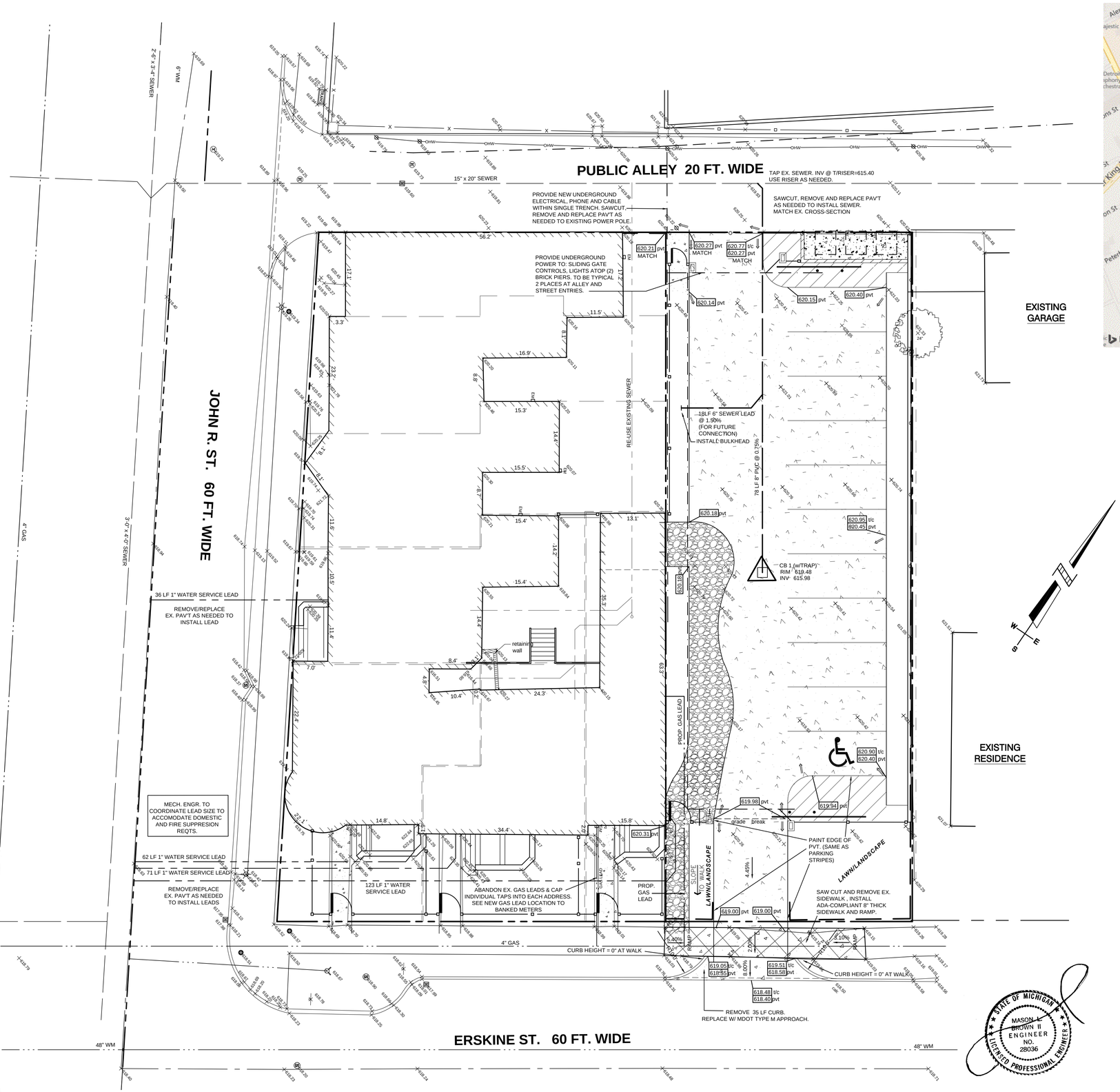
1. Remove deteriorated and structurally unsound larger bay and infill with new brick
2. Clean and tuckpoint existing masonry and stone
3. Replace and install new windows
4. Install new brick and stone sills
5. Extend the height of the rear portion of the wall for the new addition

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

Rear Addition

1. Remove all existing structurally unsound masonry rear walls and portion of the masonry tenant separation walls
2. Construct new masonry walls extending the building to the east. New walls create one car garages at grade, bedrooms and balconies on the second and third level, and a structure for rooftop access
3. Each balcony will be covered by the floor above and roof that are supported by decorative columns.
4. The facade will have stone veneer and cornice at each level.
5. The bedroom balcony will have large aluminum framed windows and a single door for each unit.
6. The roof top access building will be set back to the rear of the roof, away from view from John R.
7. The roof will have a two-level deck extending to the front parapet wall.

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB





location map

SEWER DESIGN (DETROIT STANDARDS)				
ROOF	6,576	X 100% =	6,576	SF
PAVEMENT	4,823	X 50% =	2,412	SF
LAWN	415	X 25% =	104	SF
SUBTOTAL			9,091	SF
ADD: SANIT.	1,000	X 100% =	1,000	SF
	TOTAL		10,091	SF
USE 8" @ 0.75%				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Legal Description

Lots 1-7, "Patterson Terrace Sub., L.73, P. 87
AND Lot 11, Block 11, "Brush's Sub", L.8, P.12

Legend

- GOVERNMENT CORNER
- CONCRETE MONUMENT
- SET STEEL STAKE
- FOUND IRON ROD
- BENCH MARK
- CATCHBASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER SHUT OFF VALVE
- WATER GATE VALVE & WELL
- FIRE HYDRANT
- GAS VALVE
- ELECTRIC TRANSFORMER PAD
- LIGHT POLE
- POWER/TEL POLE
- GUY ANCHOR
- METAL POST
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PLANTING ROW
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- OVERHEAD WIRES
- EXISTING SPOT ELEVATION
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- HANDHOLE
- GAS METER
- PROPOSED FINISH GRADE
- PROPOSED CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED SILT FENCE
- PROPOSED TEMP. INLET FILTER

Know what's below. Call before you dig.

STATE OF MICHIGAN
MASON L. BROWN II
ENGINEER
NO. 28036
LICENSED PROFESSIONAL ENGINEER

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

GRADING, PAVING & UTILITY PLAN
PROPOSED PARKING LOT & TOWNHOME REDEVELOPMENT

NE corner of John R. and Erskine Streets
3412 John R. Street
Hamtramck, MI 48212

STEVEN C. FLUM, INC.
3105 Holbrook
City of Detroit

REVISIONS:

DESIGN: ---
DRAWN: mb
CHECKED: MB
FIELD CK: net

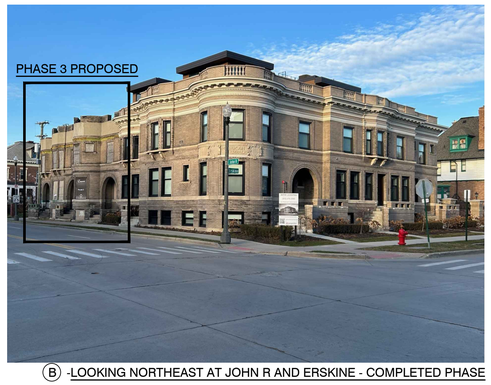
15-002.DWG

SCALE: as shown
DATE: 02-19-16
JOB NO. 15-002
SHEET 1

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB



Ⓐ -LOOKING SOUTHEAST ALONG JOHN R



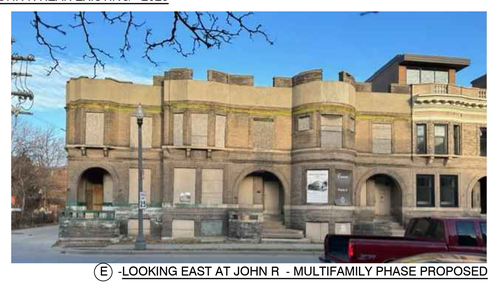
Ⓑ -LOOKING NORTHEAST AT JOHN R AND ERSKINE - COMPLETED PHASE



Ⓒ -LOOKING NORTHWEST ALONG ERSKINE - PARKING EXIT



Ⓓ -LOOKING WEST AT JOHN R REAR EXISTING - 2023



Ⓔ -LOOKING EAST AT JOHN R - MULTIFAMILY PHASE PROPOSED

NOTE:

THIS SHEET DENOTES THE OVERALL FACADE (EXISTING) INVOLVING PROPOSED SCOPE OF WORK. REFER TO PROPOSED ELEVATIONS FOR NEW IMPROVEMENTS.

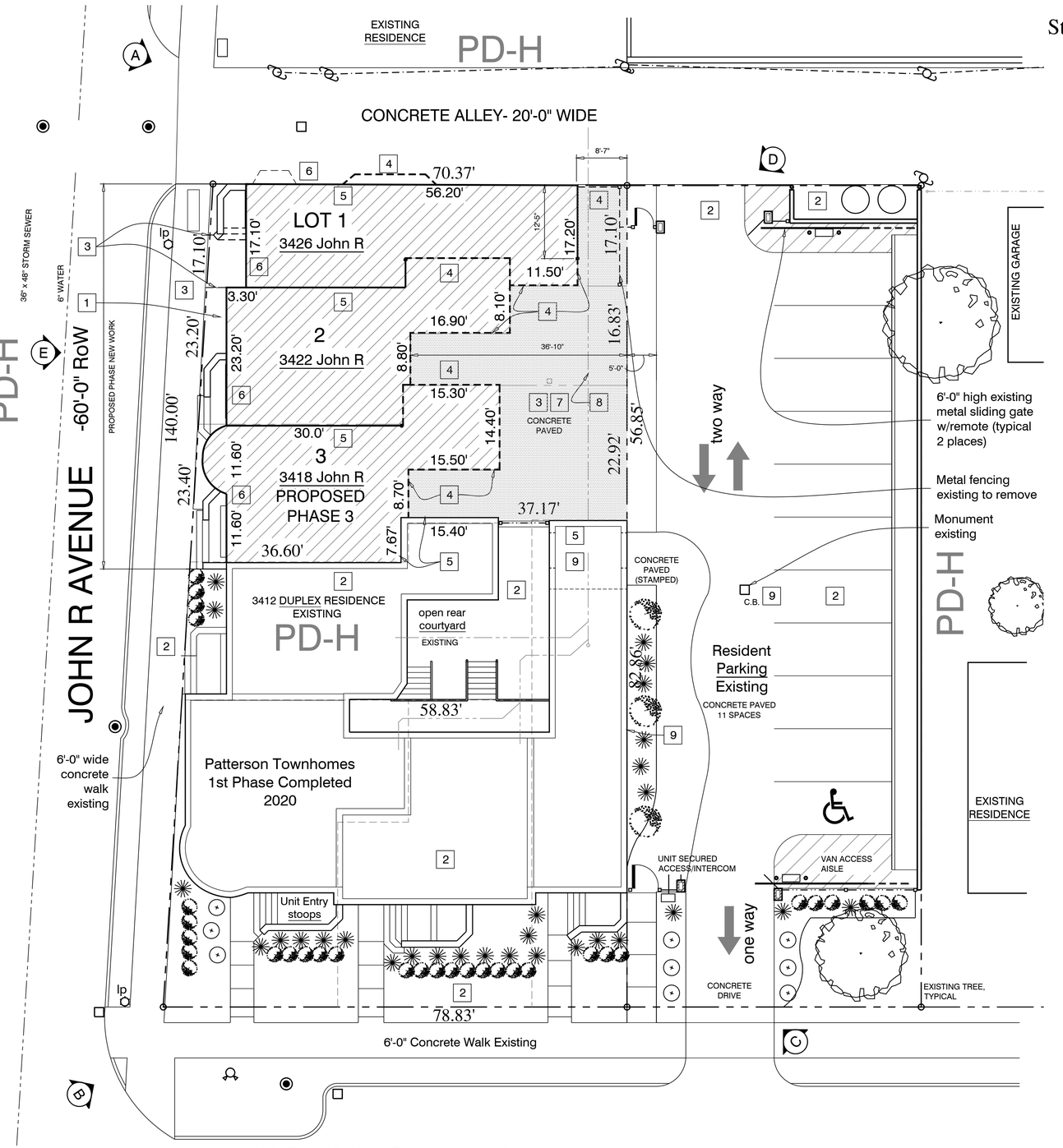
LEGEND

- STORM SEWER
- SANITARY SEWER
- OVERHEAD ELECTR.
- WATER
- GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE (112.4)
- NEW GRADE (115.25)

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN

PROPOSED RENOVATION KEY
Site and Building Demolition Notes

1. EXISTING VEGETATION IN PLACE TO REMOVE ALONG ENTIRE SITE WITHIN PROPERTY BOUNDARIES OF AREA OF NEW WORK.
2. EXISTING CONDITIONS TO REMAIN.
3. REMOVE CONCRETE PAVING AND SIDEWALKS EXISTING IN PLACE AT PROPOSED PHASE LOCATIONS SHOWN.
4. DEMOLISH REMAINING BRICK MASONRY WALLS AT REAR EAST ELEVATION IN LIMITED SCOPE WITHIN PROPOSED AREA OF WORK ONLY. SEE PROPOSED FLOOR PLANS FOR SEPARATION WALLS RETAINED.
5. AREA OF EXISTING BUILDING FOUNDATIONS INTACT. ASSESS FOLLOWING SURFACE DEMOLITION. PREP FOR UNDERPINNING AND LIMITED REMOVAL IN AREA OF NEW WORK. REMOVE FOLLOWING SITE EXCAVATION, CLEARING.
6. EXISTING EXTERIOR MASONRY WALL ALONG ALLEY NORTH TO RETAIN. TOWNHOME FACADE EXISTING WEST TO RETAIN, TO REHABILITATE.
7. EXCAVATE THIS AREA FOR NEW ADDITION PROPOSED AND BELOW GRADE STRUCTURAL FOOTINGS.
8. EXISTING SANITARY LINE ORIGINAL INTACT TO DEMOLISH TO ALLEY.
9. ALL SITE UTILITIES EXISTING SERVICING THE COMPLETED PHASE TO REMAIN. NO WORK INTENDED.



Almass Downtown Real Estate LLC

5042 Maceri Circle
Sterling Heights, MI 48314

PATTERSON TOWNHOMES - ENCORE

Existing rehab with Addition - John R Avenue

Existing Conditions site demolition plan

NORTH

0 5' 10' 20'
SCALE: 1" = 10'

STEVEN C. FLUM, INC.
architecture•urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

Existing Conditions Site Demolition Plan
SCALE: 1" = 10'-0"
Brush Park Historic District, Detroit MI

issued for: HDC Review Submission
20 July 2o26

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

Almass Downtown Real Estate LLC

5042 Maceri Circle
Sterling Heights, MI 48314

PROJECT SCOPE OF WORK:

RENOVATION OF EXISTING (3) TOWNHOMES FACADES AND NEW CONSTRUCTION WITHIN THE BRUSH PARK HISTORIC DISTRICT. ORIGINALLY BUILT IN THE EARLY 1900'S, THE ENTIRE DEVELOPMENT ENCOMPASSES (7) TOWNHOMES EXISTING IN TOTAL. (4) TOWNHOMES WERE COMPLETED IN 2020 WITHIN PREVIOUS PHASES. EACH TOWNHOME UNIT IS UPON IT'S OWN INDIVIDUAL PARCEL WITH SINGLE FAMILY ADDRESS EXISTING.

RENOVATION OF 3418/3422/3426 JOHN R TOWNHOMES TO DWELLING UNITS WITHIN EXISTING 3-STORY MASONRY STRUCTURE. CURRENT CONDITION IS FIRE DAMAGED INTERIOR WITH ENTIRE ROOF AND FLOOR SYSTEMS COLLAPSED.

MAJORITY OF WORK IS INTERIOR RENOVATION IMPROVEMENTS. NEW INTERIOR WALLS AND CEILING, DOORS, WINDOWS, FLOORS, INTERIOR FINISHES, MILLWORK AND FIXTURES TO PROVIDE. NEW ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS. EXISTING EXTERIOR BRICK MASONRY FACADE TO RETAIN AND REFURBISH. LIMITED WORK TO EXTERIOR WITH MASONRY RECONSTRUCTION, REAR FACADE DEMOLITION, NEW ROOF ASSEMBLY AND STRUCTURE. NEW CONSTRUCTION ADDITION TO OCCUR AT REAR COURTYARD AS NEW FACADE WITH EXTERIOR LIGHTING. NEW CONSTRUCTION FOR 1- STORY ADDITION AT (ORIGINAL) ROOF LEVEL AND TERRACE. EXISTING SITE CONDITIONS TO BE COMBINED WITHIN (1) SINGLE PARCEL. LIMITED NEW PAVING TO GRADE PARKING AT REAR OF LOT, TO BE ACCESSED FROM THE ALLEY INTO PARKING LOT EXISTING.

SCOPE OF WORK PERMIT IS FOR INTERIOR BUILD-OUT AND STRUCTURAL FRAMING OF EXISTING ATTACHED TOWHHOME SHELL, (3) UNITS. NEW CONSTRUCTION OF SINGLE-FAMILY DWELLING UNITS AND ROOF ACCESS ADDITIONS. EXTERIOR FACADE REHABILITATION IS INCLUDED.

LEGAL DESCRIPTION

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN:

3418 JOHN R:
LOT 3, DESCRIBED AS THE EAST LINE OF JOHN R, 1/216 OF THE PART OF 3 "ERSKINE TERRACE SUBDIVISION", 23.40 FEET IRREGULAR ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 73, PAGE 87 OF PLATS, WAYNE COUNTY RECORDS. COMMONLY KNOWN AS: 3418 JOHN R STREET, DETROIT

PARCEL#: 001004056.002 (DETROIT LAND BANK)

3422 JOHN R:
LOT 2, DESCRIBED AS THE EAST LINE OF JOHN R, 1/216 OF THE PART OF 2 "ERSKINE TERRACE SUBDIVISION", 23.22 FEET IRREGULAR ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 73, PAGE 87 OF PLATS, WAYNE COUNTY RECORDS. COMMONLY KNOWN AS: 3422 JOHN R STREET, DETROIT

PARCEL#: 001004056.003

3426 JOHN R:
LOT 1, DESCRIBED AS THE EAST LINE OF JOHN R, 1/216 OF THE PART OF 1 "ERSKINE TERRACE SUBDIVISION", 17.67 FEET IRREGULAR ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 73, PAGE 87 OF PLATS, WAYNE COUNTY RECORDS. COMMONLY KNOWN AS: 3426 JOHN R STREET, DETROIT

PARCEL#: 001004056.004L

TOTAL OWNED PROPERTIES COMBINED CONTAINING 0.10 ACRES OF LAND, MORE OR LESS.
*DEEDS PENDING NOT INCLUDED

SITE DATA

VACANT RESIDENTIAL TOWNHOMES (3), EXISTING STRUCTURE

PARCEL AREAS:

3418 JOHN R	0.04 ACRES, PARCEL AREA 1,674 SQ.FT.
3422 JOHN R	0.03 ACRES, PARCEL AREA 1,468 SQ.FT.
3426 JOHN R	0.03 ACRES, PARCEL AREA 1,092 SQ.FT.

ZONING CODE REVIEW

ZONING:	'PD-H' PLANNED DEVELOPMENT-HISTORIC
HISTORIC DISTRICT :	BRUSH PARK HISTORIC DISTRICT
CURRENT BUILDING USE:	VACANT STRUCTURE, FIRE DAMAGED
PROPOSED BUILDING USE:	RESIDENTIAL ATTACHED TOWNHOME

ENCORE JOHN R COMBINED

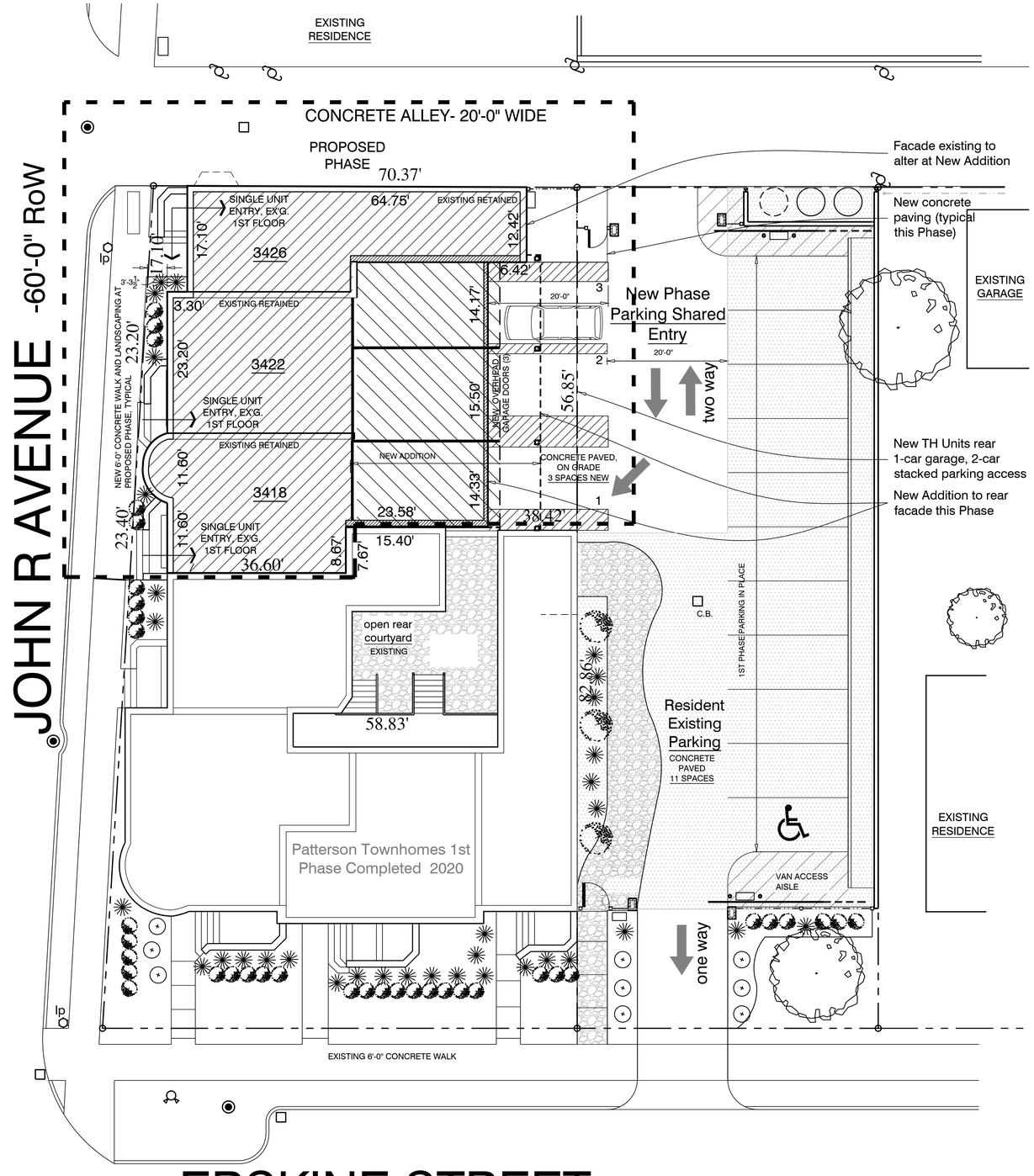
LOT SIZE:	70.37' x 63.70' IRREGULAR 4,483 SQ. FT. (0.10 ACRES)
LOT AREA COMBINED:	4,483 SQ. FT. MAXIMUM
WIDTH EXISTING:	63.70' MAXIMUM IRREGULAR
SETBACKS:	
FRONT EXISTING	
REAR	8.58' EXISTING, UNIT 3426
SIDE EXISTING	0', ZERO LOT LINE
HEIGHT MAXIMUM:	42' - 0" PROVIDED, 31'-7" TO TOP OF PARAPET **EXISTING**

LOT COVERAGE PROPOSED: 3,655 GSF/4,358 (EXISTING, COMBINED) = 0.84 (84%)

LEGEND

- STORM SEWER
- SANITARY SEWER
- OVERHEAD ELECTR.
- WATER
- GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE (112.4)
- NEW GRADE (113.45)

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



ERSKINE STREET -60'-0" RoW

Proposed Site Plan - PHASE ENCORE

SCALE: 1" = 10'-0"

Brush Park District, Detroit MI

PATTERSON TOWNHOMES - ENCORE

Existing rehab with Addition - John R Avenue

overall development site plan

NORTH

0 5' 10' 20'

1"= 10'

STEVEN C. FLUM, INC.
architecture•urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

issued for: HDC Review Submission
20 July 2o26

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB



1 A2-5 PROPOSED ADDITION -EAST ELEVATION

SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION- REAR ADDITION

PATTERSON TERRACE TOWNHOMES

ENCORE

JOHN R AT ERSKINE AVE.
3418, 3422 & 3426 JOHN R,
DETROIT
MICHIGAN

STEVEN C. FLUM, INC.
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3105 Holbrook Street, Hamtramck, MI 48212
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REV.	DESCRIPTION	DATE
1	OWNER DESIGN REVIEW	08.06.2024
2	OWNER FINAL DD	09.10.2024
3	OWNER REVISED REVIEW	09.19.2024
	HDC REVIEW SUBMISSION	07.20.2026

c:\FlumNew\1626\PH2\ExterElevs.dwg

SHEET DESCRIPTION:
REAR OF JOHN R ADDITION
EXTERIOR ELEVATION

DRAWN:	CHECKED:
LAP	SCF

SCALE: 1/4" = 1'-0"

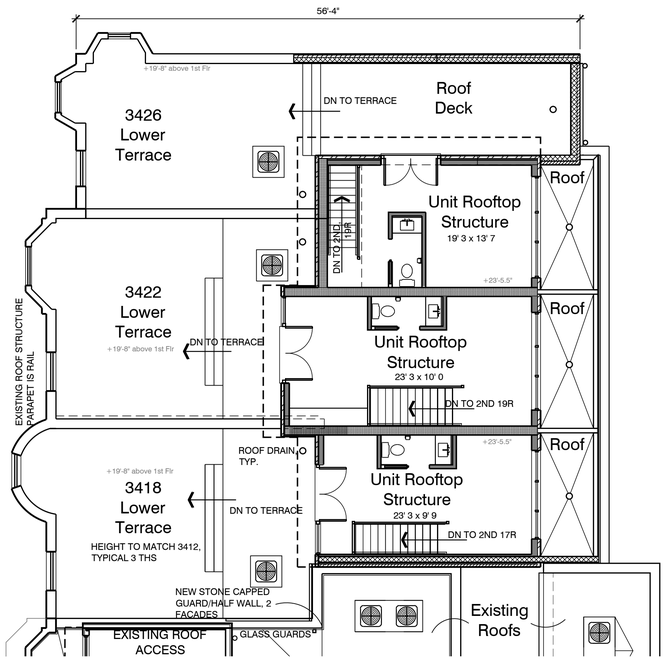
DATE: 20 JULY 2026

JOB NO	SHEET NO
1626	A2-5

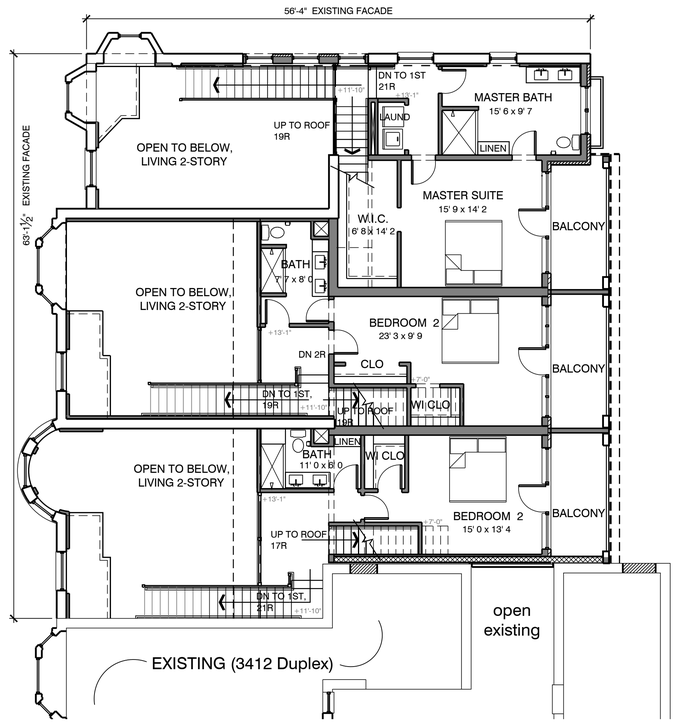
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5042 Maceri Circle
Sterling Heights, MI 48314

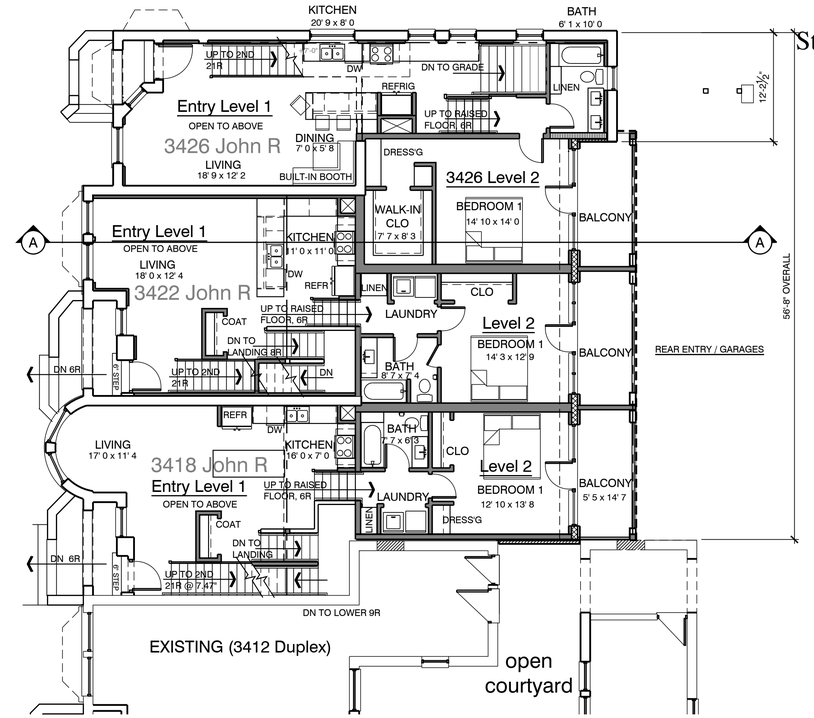
PATTERSON TOWNHOMES - ENCORE
Existing rehab with Addition - John R Avenue
Proposed Building Floor Plans



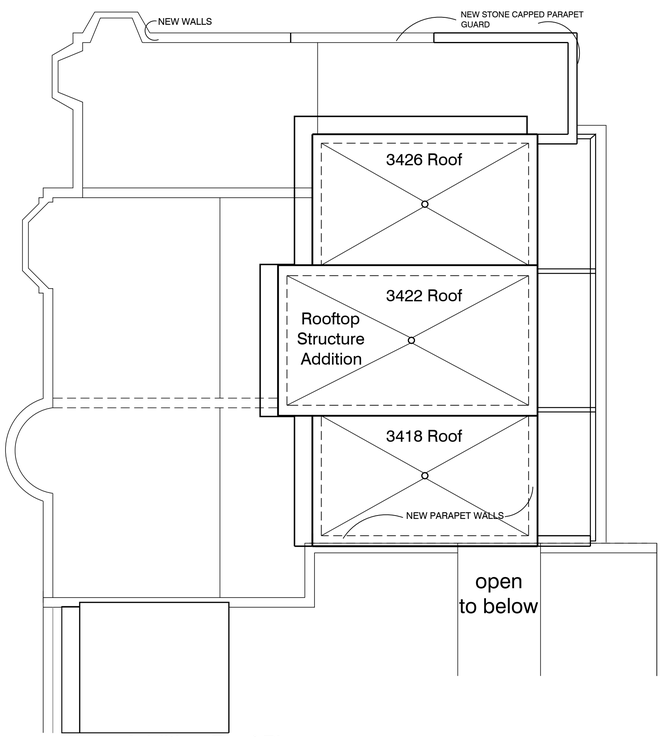
Rooftop Addition Plan
SCALE: 1/8" = 1'-0"



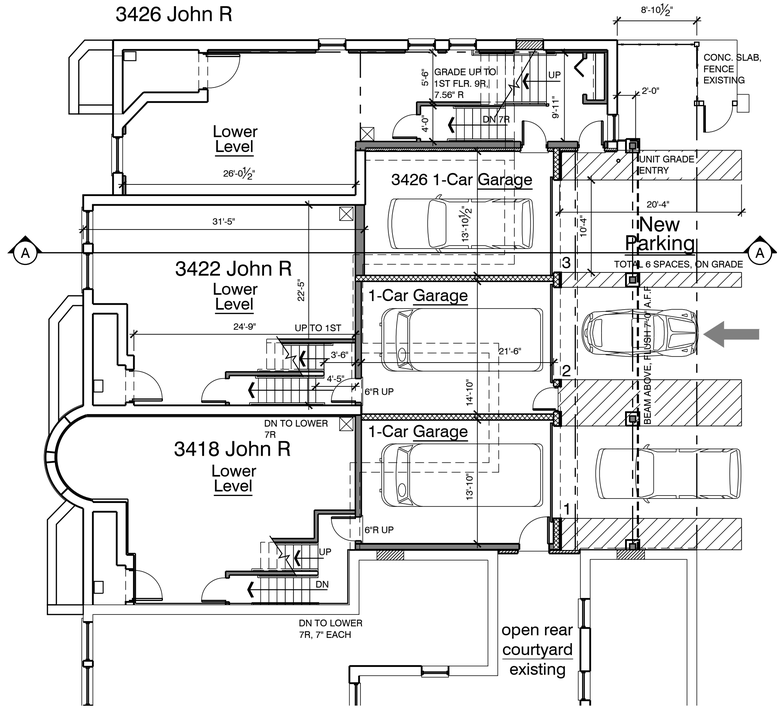
3rd Floor Plan
SCALE: 1/8" = 1'-0"



Grade Entry/ 1st Floor Plan/ East 2nd Floor
SCALE: 1/8" = 1'-0"



Addition Roof Plan
SCALE: 1/8" = 1'-0"



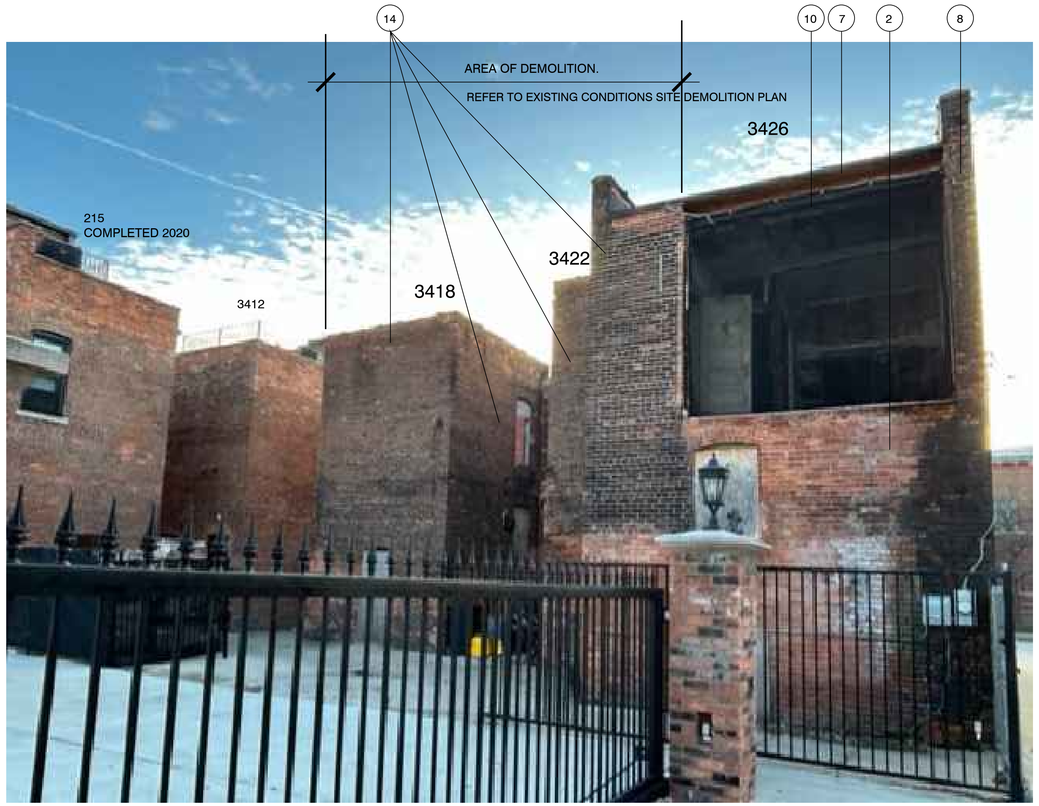
Lower Level Floor Plan - John R NEW PHASE
SCALE: 1/8" = 1'-0"

NORTH
0 5' 10' 20'
1/8"= 1'-0"

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issued for: HDC Review Submission
20 July 2026

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB



3 A2-0 EAST ELEVATION- REAR
NO SCALE



2 A2-0 3426 JOHN R- NORTH ALLEY ELEVATION
NO SCALE

KEYED NOTES

Facade Demolition Scope

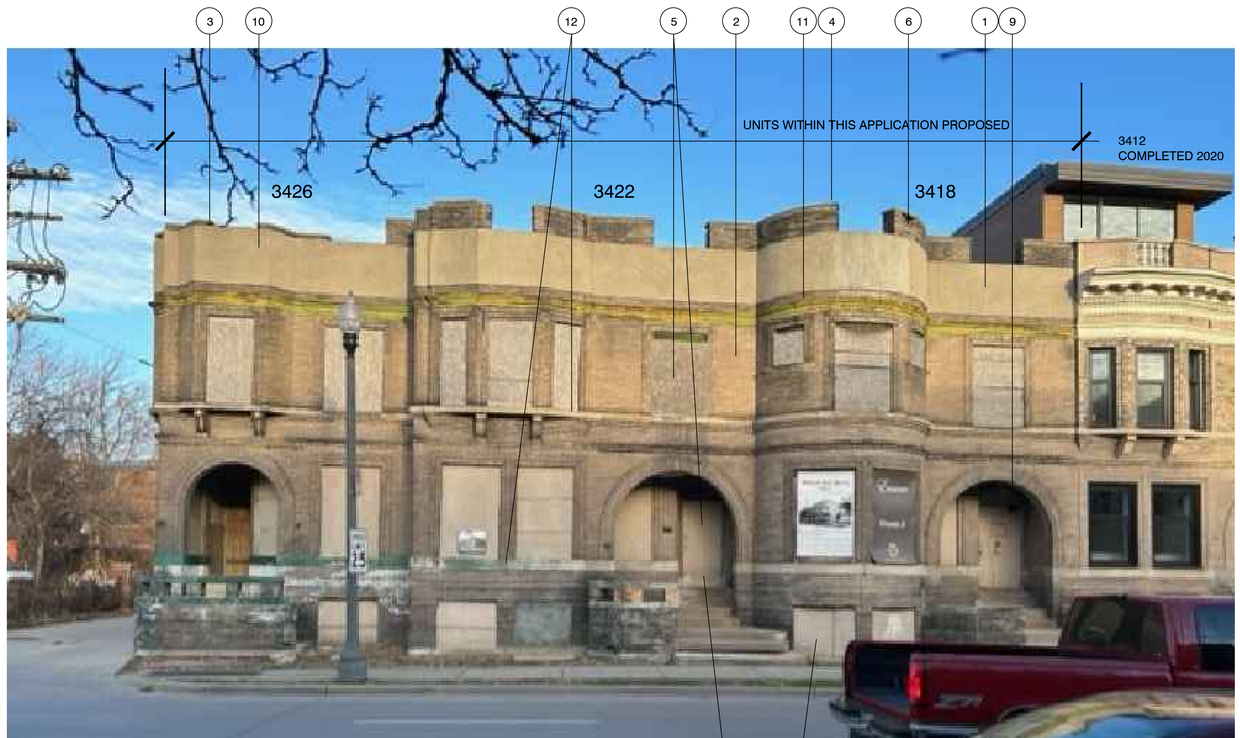
NOTE:

THIS SHEET DENOTES THE OVERALL FACADE (EXISTING) INVOLVING PROPOSED SCOPE OF WORK. SPECIFIC ELEVATIONS NEW WORK ARE INCLUDED WITHIN PRELIMINARY REVIEW SET.

1. EXISTING PLASTER BAND TO REMOVE. MASONRY BACKING TO BE REBUILT AND STABILIZED. NEW FASCIA TO REPLACE THIS LOCATION TO MATCH FACADE ADJACENT (3412 JOHN R) COMPLETED.
2. CLEAN ALL EXISTING MASONRY BY LOW PRESSURE POWERWASHING AND TUCKPOINT BY PROFESSIONAL MASONRY CONTRACTOR. MORTAR STYLE/PROFILE AND COLOR TO MATCH BODY (ORIGINAL) ON ALL ELEVATIONS OF WORK, FOLLOWING CLEAN.
3. EXISTING MASONRY PARAPET KNEEWALL TO BE REBUILT WITH EXISTING MASONRY WHERE ABLE. INSTALL NEW TO MATCH WHERE IRREPARABLE DUE TO FIRE DAMAGE.
4. EXISTING STONE PARAPET CAP TO REMOVE AND REPLACE WITH NEW CONCRETE MATERIAL, TO MATCH FACADE ADJACENT (3412 JOHN R) COMPLETED.
5. EXISTING DOOR AND WINDOWS/FRAMES TO REMOVE FROM MASONRY OPENING (MO). OPENINGS TO REMAIN ALONG STREETSCAPES. EXISTING STEEL LINTELS TO RETAIN.
6. ALL LOOSE AND FAILED MASONRY DEBRIS TO BE REMOVED AND STORED IN SECURED LOCATION FOR REUSE AND RECONSTRUCTION.
7. EXISTING WOOD FRAMING IN PLACE TO REMOVE ENTIRELY THIS AREA. BRACE AND ASSESS STRUCTURAL INTEGRITY OF EXISTING MASONRY SURROUNDING. PROVIDE TEMPORARY ENCLOSURE AND SUPPORT IN PREPARATION FOR NEW CONSTRUCTION HERE.
8. EXISTING CLAY COPING ATOP UNIT SEPERATION WALLS AND ALLEY WALL/FACADE TO REMOVE. REPLACE WITH NEW COPING ATOP WHERE EXPOSED.
10. NEW WOOD FLOOR AND ROOF FRAMING TO INSTALL (TYPICAL AT 3 TOWNHOME UNITS FOR STRUCTURAL STABILIZATION).
11. EXISTING METAL BAND TO REFURBISH TO MATCH ADJACENT COMPLETED (RESTORATION 2020).
12. EXISTING STONE BANDING TO POWERWASH WITH LOW PSI AND NON-ABRASIVE WASH. PROVIDE TEST SAMPLE SITE FOR ARCHITECT APPROVAL, PRIOR TO IMPLEMENTATION. FINISH APPEARANCE TO MATCH ADJACENTJOHN R REHABILITATION IN COLOR, MORTAR AND MATERIAL.
13. WOODEN BAY STRUCTURE EXISTING TO BE REMOVED TO EXPOSE BRICK MASONRY OPENING. REFER TO PROPOSED SHEET A2-3.
14. EXISTING BRICK MASONRY WALLS DESIGNATED TO BE DEMOLISHED TO TOP OF FOUNDATION FOOTING EXISTING (RETAINED) WITH CARE WITHIN LIMITED LOCATIONS. RETAIN BRICK UNITS FOR RE-USE IN INFILL LOCATIONS PER PROPOSED WORK.



4 A2-0 NORTHWEST ELEVATION- 2026
NO SCALE
AT INTERSECTION OF JOHN R AT ERSKINE STREETS



1 A2-0 WEST ELEVATION- OVERALL FACADE JOHN R STREET
NO SCALE

PATTERSON TERRACE TOWNHOMES
ENCORE
JOHN R AT ERSKINE AVE.
3418, 3422 & 3426 JOHN R,
DETROIT
MICHIGAN

STEVEN C. FLUM, INC.
architecture•urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

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REV.	DESCRIPTION	DATE
	HISTORIC COMM SUBMIT	7.20.2026

c:\FlumNew\1656-PattTHEncr\Elevs.dwg

TOWNHOME:

REHABILITATION OVERALL

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS- OVERALL DEVELOPMENT EXISTING CONDITIONS

DRAWN:	CHECKED:
LAP	SCF

SCALE: NO SCALE

DATE: 20 JULY 2026

JOB NO	SHEET NO
1656	A2-0

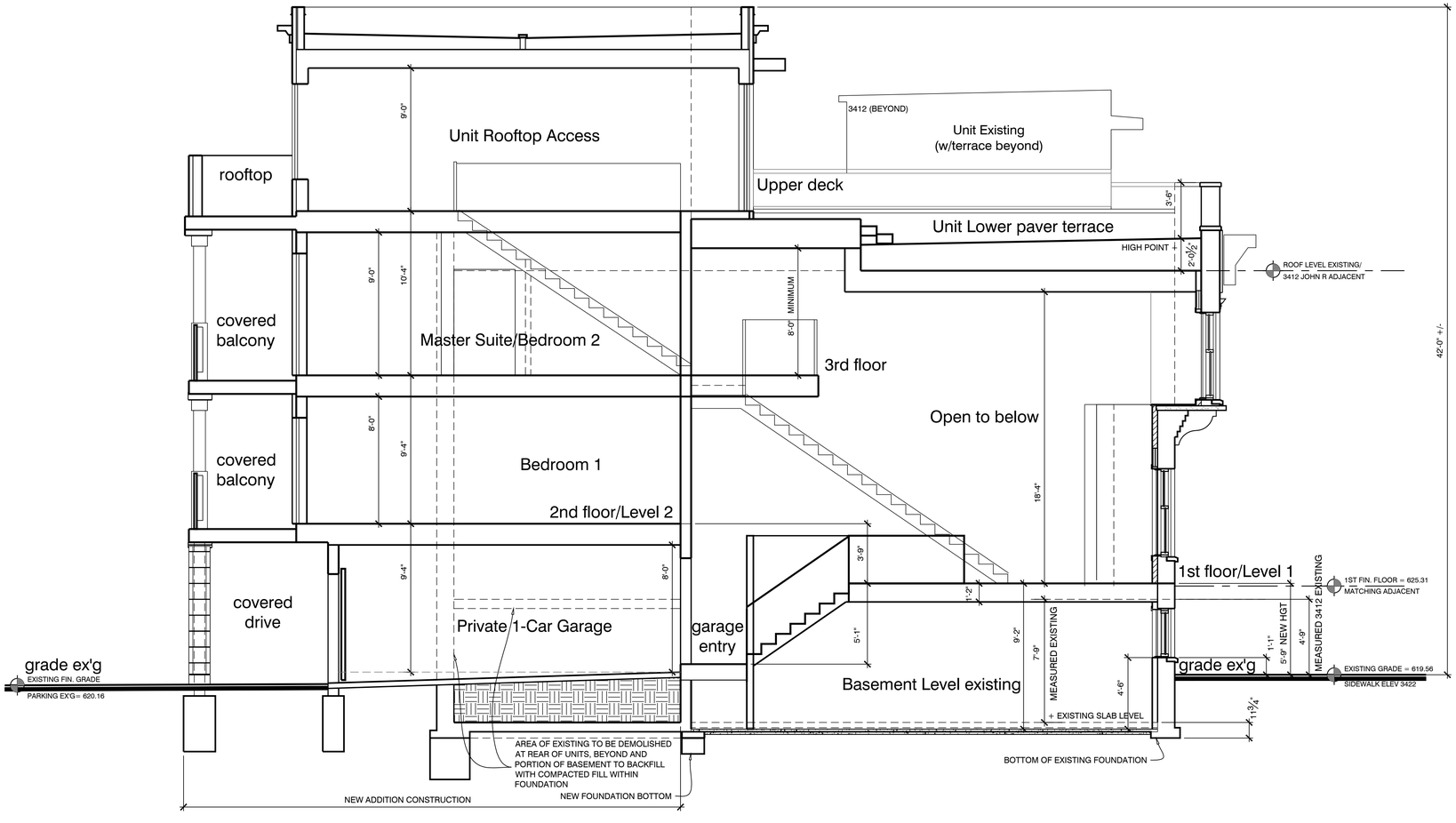
Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

Almass Downtown Real Estate LLC
5042 Maceri Circle
Sterling Heights, MI 48314

PATTERSON TOWNHOMES - ENCORE

Existing rehab with Addition - John R Avenue

Proposed Building Section



A-A Building Section EW - 3422 John R TH Looking South

SCALE: 1/4" = 1'-0"

3-STORY, ROOF ACCESS TO TERRACE

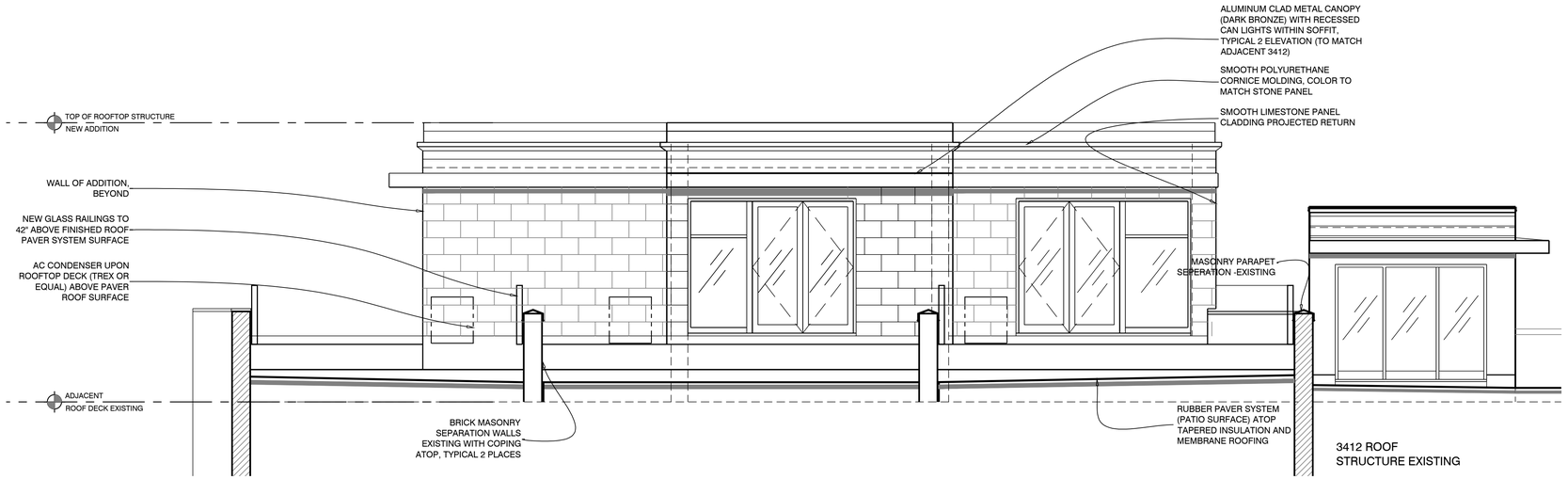
0 2.0' 4.0' 8.0'

SCALE: 1/4"= 1'-0"

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architecture•urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

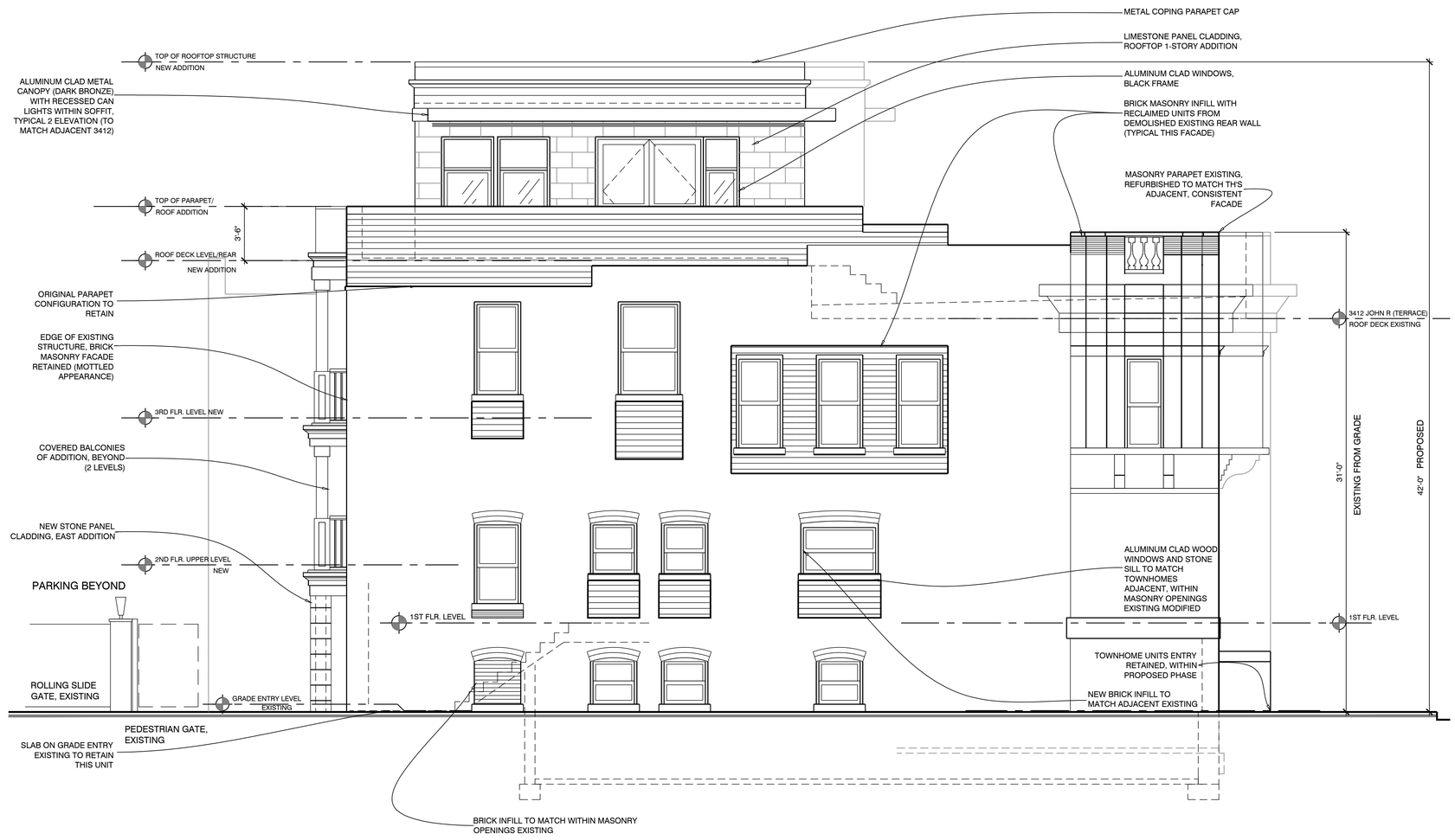
issued for: HDC Review Submission
20 July 2o26

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2 A2-3 ROOFTOP JOHN R ELEVATION- WEST

SCALE: 1/4" = 1'-0"



1 A2-3 ALLEY JOHN R ELEVATION- NORTH

SCALE: 1/4" = 1'-0"

PATTERSON TERRACE TOWNHOMES *ENCORE*

JOHN R AT ERSKINE AVE.
3418, 3422 & 3426 JOHN R,
DETROIT
MICHIGAN

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2	OWNER FINAL DD	09.10.2024
3	OWNER REVISED REVIEW	09.19.2024
	HDC REVIEW SUBMISSION	07.20.2026

c:\FlumNew\1626 MF\ExterElevs.dwg

ADDRESS:

3426
JOHN R

SHEET DESCRIPTION:
ROOFTOP STRUCTURE ADDITION AND PATIO LEVEL EXTERIOR ELEVATIONS

DRAWN:	CHECKED:
LAP	SCF

SCALE: 1/4"= 1'-0"

DATE: 20 JULY 2026

JOB NO	SHEET NO
1626	A2-3

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

Exterior Building Materials and Colors

Front and Alley Elevations

Materials and colors match first phase

1. Double Hung window
2. Front Entry door
3. Front Stoop decorative metal
4. Cornice and balustrades
5. Brick repair and replacement
6. Not Used

Rear Elevation Addition

7. Windows and doors
8. Stone veneer cladding
9. Sectional garage door
10. Metal entry door
11. Balcony column and pedestal
12. Balcony metal guard
13. Exterior lighting

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

1. Double Hug Window

QUAKER COMMERCIAL

E300

ALUMINUM SERIES

Single Hung | Double Hung | Fixed

Product Material
Aluminum

Frame Depth
3 ¼”

Rating
Single Hung: CW50
Double Hung: CW50
Fixed: AWPG50/CW70



Design Pressure **Hung: 50** **Fixed: 50 / 70**	U-Value* **Hung: .35 - .40** **Fixed: .25 - .31**
Air Infiltration **Hung: <.30** **Fixed: <.10**	SHGC* **Hung: .13 - .30** **Fixed: .16 - .37**
Water Resistance **Hung: 7.5** **Fixed: 10**	CR* **Hung: 45 - 50** **Fixed: 44 - 58**
OITC[X] **Hung: Contact Quaker** **Fixed: Contact Quaker**	STC[X] **Hung: Contact Quaker** **Fixed: Contact Quaker**

*-Ranges based on multiple Low-E/Argon I.G. combinations
[X]-Ranges based on multiple I.G. combinations

FEATURES:

- Architectural grade aluminum frame
- Thermally-broken frame and sash with pour-and-debridge technology
- 1” insulating glass
- Dual locking systems on Double Hung model with gravity locks on bottom sash and swivel locks at the meeting rail
- Gravity lock hardware on bottom sash of Single Hung models
- Block & Tackle balance system
- Tilt-in sash system with stainless steel pivot pins
- 30+ “Quick-Pick” colors, with unlimited custom colors available
- Standard High-Performance 2604 Powder Paint Finish (an FGIA Specification)
- Optional Upgrade to 2605 Powder Paint Finish (an FGIA Specification)
- Extruded aluminum screen

www.QuakerCommercialWindows.com

Information listed is deemed accurate as of date shown. Quaker Windows reserves the right to change or discontinue any product, feature or option without notice.

March, 2023 V6

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

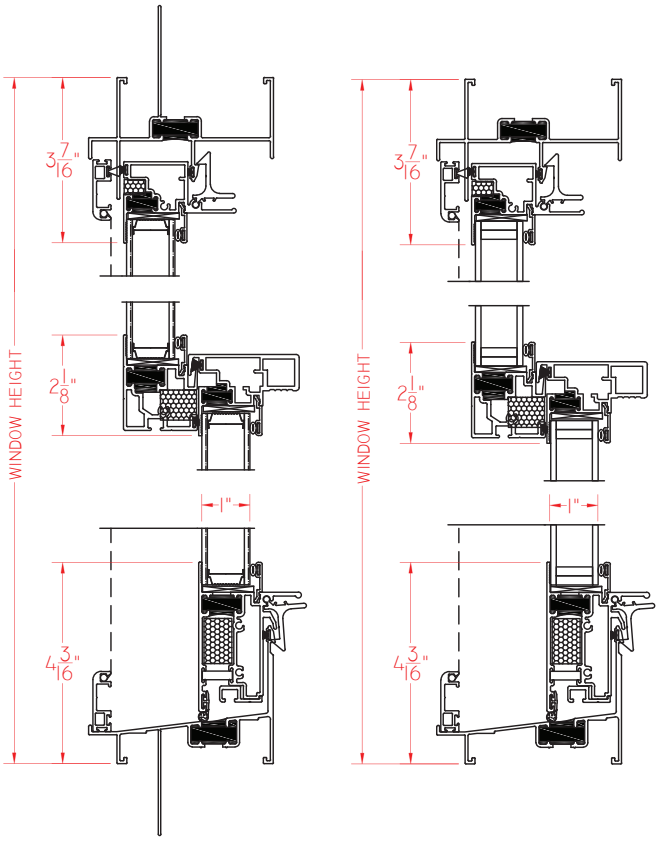
QUAKER COMMERCIAL

E300

ALUMINUM SERIES

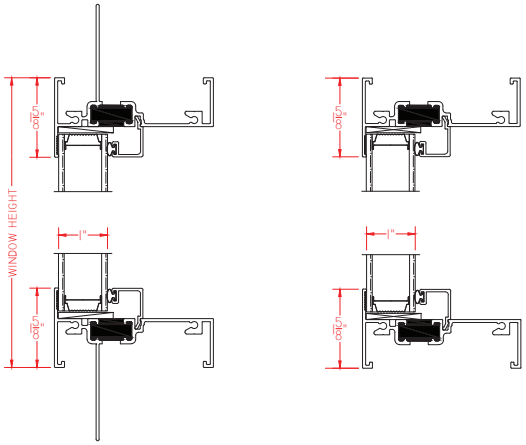
E300 Series Hung (CW50)

Shown with integral nailing fin *Shown without integral nailing fin*



E300 Fixed (AW50/CW70)

Shown with integral nailing fin *Shown without integral nailing fin*





Tyndall at Robertson Hill
Austin, TX
Developer: Momark Development
General Contractor: White Construction
Architect: Humphreys & Partners
Comm. Window Dist.: McInerney & Assoc.

QUAKER COMMERCIAL

QuakerCommercialWindows.com
1-800-347-0438
Commercial@quakerwindows.com

Made in America: All Quaker products are designed and manufactured in the United States at our state-of-the-art facilities in Freeburg, MO and Eldon, MO.

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

3. Front Stoop Decorative Metal

All current phase decorative metal is missing

Existing Rusted and Deteriorated



Proposed new metal



Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

2 Front Entry Door

Custom arched frame and panel door
Material: Mahogany



Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

4.Cornice and Balustrades

Cornice match in kind materials with phase 1.

Multiple pieces with wood framing make up the cornice below

Spectis Moulders Inc.

Polyurethane Millworks

Spectis.com

Install missing limestone balustrades and

parapet cap match in kind with phase 1

Rebuild brick parapet cap with matching brick



Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

5. Brick Repair and Replacement

Existing brick shall be cleaned and tuck pointed

Gray mortar joints to be flush with the brick face

New brick to match the existing brick

Existing brick from phase 1



Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

Existing Red Brick at alley and rear elevation
Clean brick and stone, tuck point
Use reclaimed brick that compliments red brick to fill in openings from window location adjustment along alley



Transition at alley between existing brick type and color



Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

8 Stone Veneer Cladding

Coronado Stone Products

Smooth Limestone – French White

Stone is 12" high x 24" length x 1" deep

.25" grout joint, light gray, full smooth tooled

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

SMOOTH LIMESTONE

CORONADO® STONE PRODUCTS

Installation Specifications

8. Stone Veneer Cladding

CSI – 3 Part Spec available at **www.CORONADO.com/ArchitecturalResources**

Choices Specific to Smooth Limestone

Standard Colors: Cream, Harvard Grey, White Sands. Custom colors may be available for an upcharge.

Grout Joint Width: ¼" Grout Joint (nominal)

Grouting Options: Full Smooth Tooled

Grout Joint Color: Natural Grey, Natural Off-White or Complementary Color

Accessories: Corners, Keystones, Trim Stones, Wall Caps, Post Caps and more. (See Accessories section of binder)

Special Installation Notes

Pattern: Blend the stone on the wall from several different boxes to ensure proper color. ***Due to the large profile of the Smooth Limestone, Coronado recommends selecting an installer that has previous experience with precast or large tile installations.*** **See catalog photos for recommended installation pattern.**

Chalk Lines: Should be used by installer to ensure a straight and level pattern.

Sealing: Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.

Freeze-Thaw: When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it has been installed.

Installation Info: Download Coronado's latest Classic Series installation instructions at www.coronado.com for information on mortar and installation recommendations.

Profile Properties

Size: Stone size is 12" in height and 24" in length. Corner returns are 3" for the short return and 15" for the long return (nominal). Also available in 6" Flats and Corners for use as continuous bands.

Thickness: 1" (nominal).

Weight: 7 to 10 lbs. per square foot.

Packaging: Product sold by the piece.



French Limestone - French White

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB



Smooth Limestone - French White
(Markets Serviced by our SC Plant)

Download Literature

Request a Catalog

Installation Guides

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Due to photographic and monitor variations, web site colors may not be accurate. We suggest examination of Coronado product samples prior to purchase. All sizes listed on the web site are nominal.

Consent Preferences
Do Not Sell or Share My Personal information
Limit the Use Of My Sensitive Personal Information

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7 Rear Addition Windows and Balcony Doors

Quaker Window Products

Insight Aluminum Windows and Doors

Aluminum Frame 4" Depth

Aluminum Jamb 4 9/16" Depth

Insulated Glass

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB



Insight Windows

Enhancing Visual Appeal

Taking a thematic approach to how windows can transform the spaces in which we live, Insight Windows by Quaker have been created to compliment the intricacies of contemporary architectural design.

Open Sight Lines and Narrow Frames

Meticulously crafted, where open sight lines and narrow frames connect the balance between outside and in, Insight Windows by Quaker have been engineered to create a seamless transition and dynamic view of the world around you.

Superior Performance

Constructed to compliment the intricacies of contemporary architectural expression, Insight Windows transform the spaces in which we live and feature Quakers patented OptiCore® technology.

Aluminum or Wood Interior

Offered in two distinct styles; with a full aluminum construction or having the option of a warm wood interior.

Connecting the Balance between Outside and In

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

Insight Window Highlights, Performance and Operations

- Enhanced Architectural Grade Aluminum Frame
  - 4” Frame Depth
  - 4-9/16” and 6-9/16”Jamb Depths
- Azo-Core Thermal Barrier System for Increased Energy Efficiency and Reduced Thermal Conductivity
- Multiple Glazing Package Options Compliment Region and Climate
- Structural Mull Availability Offers Wider and Taller Sizing Options
- Exterior Glazing for Enhanced Look
- Available with Aluminum or Wood Interior
  - Wood (WD): Pine, Clear Alder, Douglas Fir, White Oak
  - Aluminum (AL) : Two-Tone Color Finish Available
- Internal or Simulated Divided Light (SDLs) Grids Available
- High-Performance 2604 and 2605 Powder Finishes
- Custom Color Matching and Heat Reflective Paint Options
- Easily Removable FlexScreen System

Window Sizing				
Operation	Width		Height	
	Min	Max	Min	Max
Awning	22”	72”	18”	60”
Casement	18”	36”	24”	84”
Direct Set	12”	144”	12”	144”

Window Performance						
Operation	Rating	Structural Load (P.S.F.)	Air Infiltration	Water (P.S.F.)	U-Value	SHGC
Awning	R/LC - 50	50.13	0.01	7.52	AL: 0.25 - 0.30 WD: 0.27 - 0.32 (simulated)	0.20 - 0.32
Casement						
Direct Set						
All test Information Included in this chart is projected						

Interior & Exterior Color Options



* Heat Reflective Option Available.

Insight-WD Interior Prefinish Options



Insight-WD Interior Wood Options



QUAKER WINDOWS & DOORS

Quaker Window Products
504 U.S. Hwy 63 South
Freeburg, MO 65035
(800) 347-0438

www.quakerresidentialwindows.com

Discover More Here:

RES-IS W 0925

The products described above are protected by one or more patents. Please refer to www.quakerwindows.com/patent-information/ for more information.

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10. METAL ENTRY DOOR REAR ADDITION
THERMOTRU DOOR



Impact Rating : None
Door Width : 3'0"
Nominal Height : 6'8"
Style Option : S120
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : No Glass
Style Shape : 2 Panel Square Top Shaker
Glass Type : No Glass
Glass Design : None
Grille Pattern : None
Grille Style : None
Low-E? : No
Caming : None
Frame Profile : None
Do you want a Retractable Screen Door? : No
Prefinish Options : Door and Frame
Door Prefinishing : Paint Both Sides
Exterior Paint : Onyx
Interior Paint : Onyx
Frame Prefinishing Options : Paint Both Sides
Exterior Frame Paint : Onyx
Interior Frame Paint : Onyx
Hardware : No Hardware
Would you like to include a storm door? : No

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www.thermatru.com

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12. Cornice and Trim

Spectis Moulders Inc.

Polyurethane Millworks

Spectis. Com

Cornice Mouldings for the rear addition and roof top addition. The mouldings have less detail but compliment the cornice mouldings on the front facade





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13. Balcony Metal Guard

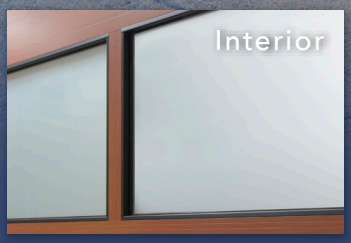
The balcony wrought iron guard will be created by one of the development partners, who made all the iron work for phase 1.

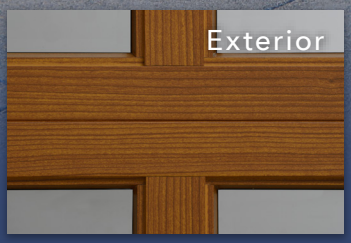
The new balcony iron guards will be fashioned from the existing balcony guard, shown here



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Modern Performance.

Take your home to the next level of sophistication with the Residential Aluminum 360 Series' clean line look. Each handcrafted door is created to your specific wants with multiple wood grain and color options, a wide variety of glass choices from clear to obscure, and optional insulated rails that increase the door's thermal performance. The tongue and groove joint with bulb seal between the sections restrict cold or hot air from infiltrating to the inside of the garage. With all the options available, the sophisticated straight line look of the RA 360 will enhance the elegance of any home increasing curb appeal and the value of your home.

Change any garage from an accessory to a showpiece with a Haas Door RA 360 garage door with a clean, sophisticated look with modern performance. RA 360 opens the door to endless possibilities.

RESIDENTIAL ALUMINUM 360 SERIES

- 5 Impact Polycarbonate Options
- 29 Specialty Glass Options
- Rust and Corrosion Free
- Commercial Grade Aluminum
- Tongue and Groove Section Joints meet Air Infiltration Requirements
- Optional Polystyrene Insulated Rails with Tested U-Factor of 0.690.
- 3 Anodized Color Options
- 10 Painted Finish Options
- 11 Wood Grain Color Options
- Custom-matched Color and Powder Coating also available

Haas Door® A Nofziger Company

Family Owned & Manufactured in the USA

open the door to endless possibilities

Florida/Non-Florida Wind Load Impact

320 Sycamore Wauseon, OH 43567

haasdoor.com

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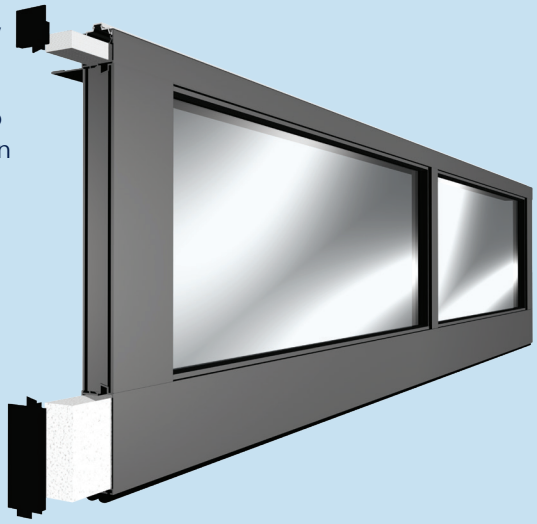
RA 360

The variety of options for the RA 360 allows you to select the exact look you desire for your home. Match the door to accent colors on the home, or select a wood grain finish to match your front door. Combine the finish with 35 glazing options from Dark Gray/Dark Gray to our highest privacy glass, Obscure/-Frosted to create a truly unique door that completely enhances the beauty and increases the value of your home.



For the highest thermal performance rating for our residential aluminum 360, request the insulated rail option with SolarShield and Argon gas for a 0.690 tested U-Factor. These options will help keep the cold out in the winter or cool in during summer.

The tongue and groove joint between sections contain a bulb seal that meets air infiltration requirements to ASTM E283-04. The rails are insulated with polystyrene, and the ends are capped to complete the sophisticated, clean look. These options provide more protection against heat or cold migrating into the garage with the bulb seal that restricts air from flowing into the garage from the outside.



GLAZING OPTIONS

Impact Polycarbonate Options
Clear
Bronze
Dark Gray
Frosted
Pebble

Insulated Specialty Glass Options
Clear/Clear
Dark Gray/Clear
Light Gray/Clear
Bronze/Clear
Obscure/Clear
Rain/Clear
Clear/Frosted
Dark Gray/Frosted
Light Gray/Frosted
Bronze/Frosted
Obscure/Frosted
Rain/Frosted
Clear/Low-E
Dark Gray/Dark Gray
Clear/SolarShield
Translucent Mirror

Non-Insulated Specialty Glass Options
Clear
Dark Gray
Light Gray
Bronze
Frosted
Reflective Bronze
Obscure
Rain
Reed
Arctic
Frosted Safety Laminate
Clear Safety Laminate
Clear Polycarbonate

ANODIZED COLORS

Clear Anodized
Dark Bronze Anodized
Black Anodized

WOODGRAIN COLORS

National Oak
Knotty Pine
Colony Maple
European Cherry
Antique Cherry
Heritage Maple
Coffee
Cherry with Flame
National Cherry
Spiced Walnut
Black Walnut

PAINTED COLORS

Polar White
Almond
Sahara Tan
Sandstone
Brown
Espresso
Gray
Charcoal
Painted Bronze
Carbon Black

Due to the printing process, colors may vary. For accurate color match, contact your Haas Door dealer.

DASMA Door & Access Systems Manufacturers Association International
THERMAL PERFORMANCE VERIFICATION PROGRAM
www.dasma.com/thermal

U-Factor uses a solid door assembly. Adding lites will affect the tested U-Factor.

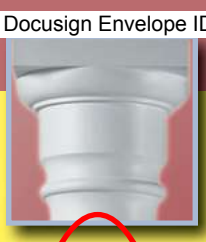
Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB

11. Balcony Columns and Pedestal

Spectis Moulders Inc.

Custom Polyurethane Product

Docusign Envelope ID: C43B7818-5DCA-8CC8-83CA-D2CB247733FB



COLUMNS & PORCH POSTS

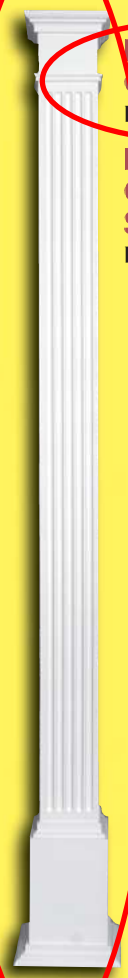
NOTICE :

SPECTIS ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.

Column

Pedestal

BOX COLUMNS



FLUTED BOX COLUMN
FBC

FLUTED BOX COLUMN WITH STEEL INSERT
FBCS



SMOOTH BOX COLUMN
SBC

SMOOTH BOX COLUMN WITH STEEL INSERT
SBCS



RECESSED BOX COLUMN
RBC



Photo above shows Spectis custom box column on a new home under construction

FBC, RBC & SBC COLUMNS

- Available in two halves or assembled in one piece.
- Column is decorative (non supporting) however can be wrapped around an existing support.

SBCS, RBCS & FBCS COLUMNS

- Comes complete with hardware kit
- Load bearing column with 2 7/8" or 4 1/2" O.D. (outside diameter) aluminum pipe encased in polyurethane.
- Maximum safe load 10,000 pounds

BOX COLUMNS

PRODUCT NUMBER				BOX DIMENSION	
DECORATIVE	STRUCTURAL	STYLE	HEIGHT	BASE SIZE	COLUMN SIZE
FBC 860	FBCS 860	Fluted	60"	8" x 8"	6" x 6"
FBC 896	FBCS 896	Fluted	96"	8" x 8"	6" x 6"
FBC 1060	FBCS 1060	Fluted	60"	10 1/2" x 10 1/2"	8" x 8"
FBC 1096	FBCS 1096	Fluted	96"	10 1/2" x 10 1/2"	8" x 8"
FBC 8120	FBCS 8120	Fluted	120"	8" x 8"	6" x 6"
FBC 10108	FBCS 10108	Fluted	108"	10 1/2" x 10 1/2"	8" x 8"
FBC 10116	FBCS 10116	Fluted	116"	10 1/2" x 10 1/2"	8" x 8"
FBC 12120	FBCS 12120	Fluted	120"	12 5/8" x 12 5/8"	11" x 11"
RBC 860	RBCS 860	Recessed	60"	8" x 8"	6 1/2" x 6 1/2"
RBC 896	RBCS 896	Recessed	96"	8" x 8"	6 1/2" x 6 1/2"
RBC 1096	RBCS 1096	Recessed	96"	10" x 10"	8 1/2" x 8 1/2"
RBC 10108	RBCS 10108	Recessed	108"	10" x 10"	8 1/2" x 8 1/2"
SBC 860	SBCS 860	Smooth	60"	8 3/4" x 8 3/4"	6" x 6"
SBC 896	SBCS 896	Smooth	96"	8 3/4" x 8 3/4"	6" x 6"
SBC 1060	SBCS 1060	Smooth	60"	10 3/4" x 10 3/4"	8" x 8"
SBC 1096	SBCS 1096	Smooth	96"	10 3/4" x 10 3/4"	8" x 8"
SBC 8120	SBCS 8120	Smooth	120"	8 3/4" x 8 3/4"	6" x 6"
SBC 8144	SBCS 8144	Smooth	144"	8 3/4" x 8 3/4"	6" x 6"
SBC 10120	SBCS 10120	Smooth	120"	10 3/4" x 10 3/4"	8" x 8"
SBC 10144	SBCS 10144	Smooth	144"	10 3/4" x 10 3/4"	8" x 8"

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14. Exterior Lighting

The exterior lighting on the rear and rooftop addition will be LED recessed lamps

